

Master Plan

Conway Township, Livingston County, Michigan



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Acknowledgments

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01

Introduction

Purpose and Intent of the Master Plan

The Master Plan outlines Conway Township's long-term vision and guides decision-making about land use, growth, and preservation. It describes the community's current conditions, highlights important trends, and presents a plan for maintaining the Township's rural, agricultural, and residential character.

The Master Plan also provides the foundation for Conway Township's land use policies. Under the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), zoning ordinances must be supported by a Master Plan, making it an essential tool for guiding future land use decisions and ensuring consistency in Township actions.

Finally, the Master Plan translates Conway Township's planning goals into clear guidance for land use and zoning decisions. It is intended to support practical, consistent choices about development, preservation, and growth.

How the Plan Was Developed

This Master Plan was built by gathering information about the Township and listening to the people who know it best. The process focused on understanding current conditions, hearing what residents value, and identifying the direction the Township wants to take.

Work on the plan included collecting data, reviewing past studies, and holding opportunities for community input. This helped ensure that the final plan reflects community perspectives and provides a usable guide for the Township in the years ahead. A copy of the community survey results is located in the **Appendix A** section.

Planning Authority

This Master Plan has been prepared under the provisions of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), which authorizes local units of government to adopt a master plan to guide land use, development, and public policy. The plan provides the basis for long-term community planning and serves as the foundation for future zoning and land use decisions.

The plan also aligns with the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), which requires zoning ordinances to be based on an adopted master plan. Together, these laws establish the Township's authority to prepare, adopt, and implement this Master Plan.

02

Conway Township Today

Location and Regional Context



Conway Township sits in the northwest corner of Livingston County in southeastern Michigan. It is bordered by Cohoctah Township to the east, the Village of Fowlerville and Handy Township to the south, Locke Township and the Village of Webberville to the west, and Antrim Township to the north. The Township covers 37.8 square miles with a landscape defined by farms, open space, and low-density residential areas.

Within Livingston County and the greater Southeast Michigan region, Conway Township is positioned between several major population centers, including Brighton, Lansing, and Detroit. Regional routes such as I-96 provide convenient access to nearby communities and employment centers. This location offers residents access to regional jobs, services, and amenities while the Township continues to maintain its quiet rural environment.

Map 1. Regional Location



Regional Location

Conway Township, Michigan

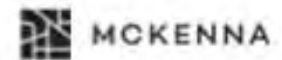
December 11, 2025

LEGEND

- Conway Township
- Townships in Livingston County
- Livingston County
- Surrounding Counties
- Freeways



Reemap Source: Michigan Center for Geographic Information - I-75
Data Source: Mckenna 2023



Community Services

Township Government

The Conway Township Hall and Offices is located at 8015 N. Fowlerville Road, Fowlerville, Michigan. Township operations provide core local government functions such as assessing, permitting, zoning administration, tax collection, cemetery oversight, and public records.

Public Safety

Conway Township receives essential services through cooperative agreements with neighboring jurisdictions and county-level agencies.

Police Services

- » **Livingston County Sheriff's Office.** Provides primary law enforcement services and responds to most calls for service in the Township and other unincorporated areas of the County.
- » **Michigan State Police.** A full-service statewide law enforcement agency with jurisdiction in Conway Township.

Fire and Emergency Response Services (EMS)

- » **Fowlerville Area Fire Authority (FAFA).** Located in Handy Township, FAFA provides fire protection and emergency response services to Conway, Handy, and Iosco Townships and the Village of Fowlerville.
- » **Livingston County Emergency Medical Services (EMS).** Located in Howell, with a substation in the Village of Fowlerville, provides both 911 Emergency Medical Services and non-emergency transportation throughout Livingston County.

Healthcare

Hospitals. There are no hospitals or medical facilities within Conway Township. Nearby healthcare services are located in Fowlerville, Howell, and Williamston. Additional regional hospitals are accessible in Lansing and Ann Arbor.

Education

Schools. Conway Township is served by four public school districts:

- » Fowlerville Community Schools – serving the majority of Township residents
- » Byron Area Schools – serving residents in Northeast Conway
- » Perry Public Schools – serving residents Northwest Conway
- » Webberville Community Schools – serving Western portions of the Township

The Township does not operate its own school district.

Cemeteries

Cemeteries occupy approximately 10 acres (0.04 percent) and are typically located along rural roads.

General Demographic Trends

Understanding the demographic makeup of a community provides important insight into its past trends, current conditions, and likely future needs. This information helps guide decisions about land use, housing, public services, and long-term community planning.

This analysis draws primarily from two sources: the 2020 U.S. Decennial Census and the 2023 American Community Survey (ACS), both produced by the U.S. Census Bureau. These datasets provide reliable, standardized information on population, households, age, income, and other key characteristics.

To understand Conway Township’s population in context, this section compares key demographic indicators with nearby communities, Village of Fowlerville, Handy Township, Howell Township, Locke Township, Antrim Township, and Cohoctah Township, as well as Livingston County as a whole. These comparisons help show how Conway’s population growth, age distribution, and household characteristics align with or differ from surrounding areas. This regional perspective provides useful background for understanding the community’s current conditions and planning for future needs.

Population

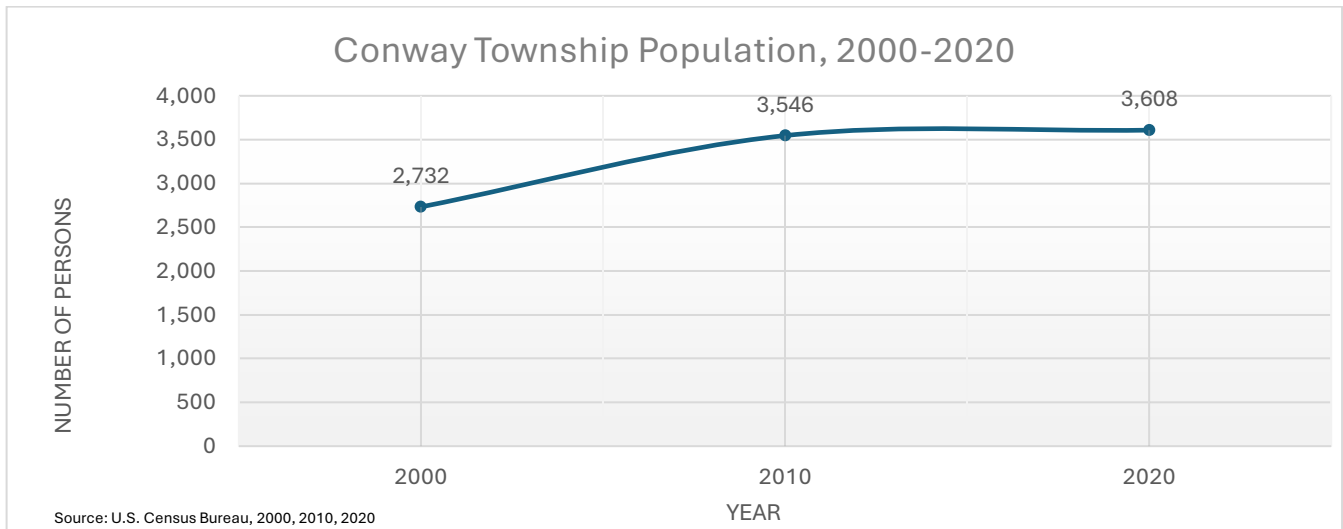
Conway Township has experienced steady but uneven population growth over the past two decades. Between 2000 and 2010, the Township’s population grew by nearly 30 percent, adding more than 800 residents. This was one of the fastest growth periods among northern Livingston County communities and reflected broader patterns of rural growth occurring in the early 2000s.

Growth slowed significantly between 2010 and 2020, increasing by only 62 residents, or 1.7 percent. This slowdown is consistent with regional and statewide trends following the 2008 recession, when housing development and migration into rural areas moderated. Despite slower growth, Conway Township remained one of the few northern Livingston County communities to continue gaining population during this period, while some nearby rural townships experienced slight declines.

Table 1. Population Growth

Year	Population	Numerical Change	Growth
2000	2,732	–	–
2010	3,546	814	29.8%
2020	3,608	62	1.7%
% Change 2000 to 2020			32.1%

Source: U.S. Census Bureau, Decennial Census Estimates 2000-2020



Population trends within Livingston County show notable differences by geography. Communities along the I-96 corridor, particularly Howell Township and other areas closer to major employment centers, continued to experience stronger residential growth. In contrast, many of the rural townships to the north and west of Conway saw minimal or negative growth over the past decade. Conway’s population growth falls between these patterns, reflecting neither the high suburban growth of the I-96 corridor nor the stagnation seen in more remote rural areas.

Table 2: Population Trends

Municipality	2000	2010	% Change	2020	% Change	% Change 2000 to 2020
Conway Township	2,732	3,546	29.8%	3,608	1.7%	32.1%
Village of Fowlerville	2,972	2,886	-2.9%	2,951	2.3%	-0.7%
Handy Township	7,112	8,006	12.6%	8,602	7.4%	21.0%
Howell Township	5,551	6,702	20.7%	7,893	17.8%	42.2%
Locke Township	1,673	1,791	7.1%	1,809	1.0%	8.1%
Antrim Township	2,066	2,161	4.6%	2,166	0.2%	4.8%
Cohoctah Township	3,514	3,317	-5.6%	3,246	-2.1%	-7.6%
Livingston County	156,951	180,967	15.3%	193,866	7.1%	23.5%
Michigan	9,938,444	9,883,640	-0.6%	10,077,331	2.0%	1.4%

Source: U.S. Census Bureau, Decennial Census Estimates 2000-2020

Overall, Conway Township’s long-term population change indicates a shift from rapid growth in the early 2000s to gradual stabilization over the last decade. If recent trends continue, the Township is likely to experience slow but steady population increases rather than large development surges. Future growth will depend in part on regional economic conditions, infrastructure, and the Township’s long-term land use policies.

Population Characteristics

Age Structure

Conway Township’s age distribution shows a community with a strong presence of middle-aged adults and families with children. The Township’s median age of 44.2 years is modestly higher than both Livingston County (41.2) and Michigan (40.1), indicating a population that is mature but not dominated by older residents.

The largest age group are residents between 55 and 59 years (8.6 percent) and children ages 10 to 14 (8.1 percent). The Township’s under 20 population represents 28.5 percent of all residents, higher than county and statewide averages. This reflects the continued presence of established households with school-age children.

In contrast, adults ages 25 to 34 make up a smaller share of the population than in the county or state, suggesting fewer younger adults in early career or early household-forming stages. At the upper end of the age spectrum, residents ages 70 and older account for a smaller proportion of the population compared to the county and state, indicating that Conway Township does not have a large senior population at this time.

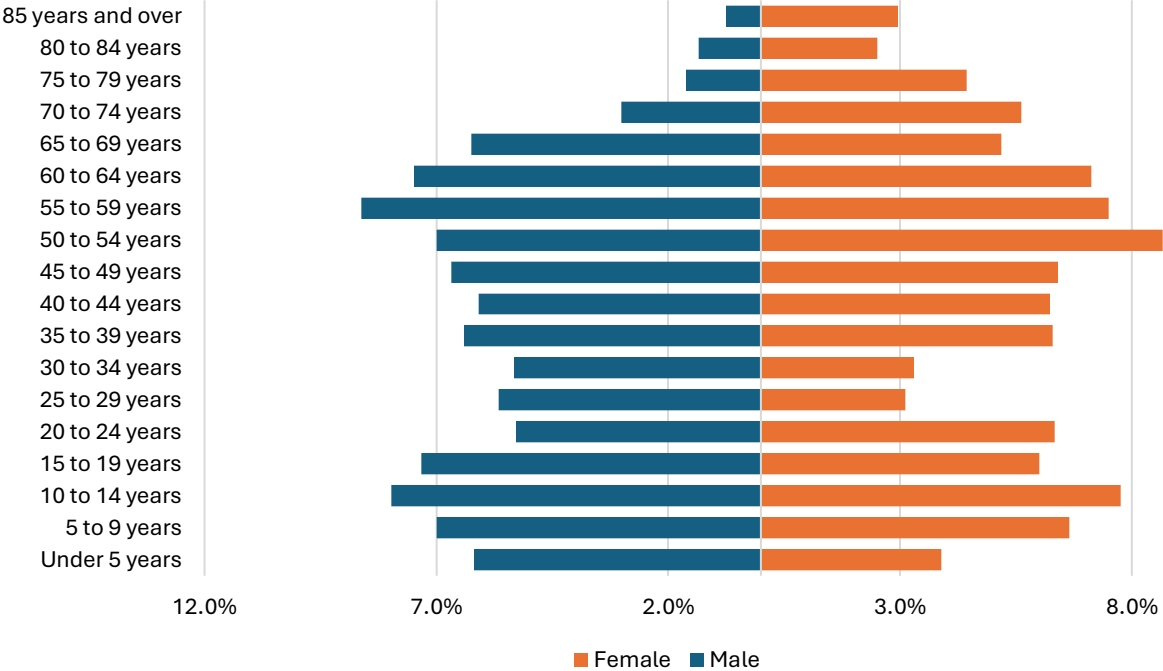
Table 3. Age Population

Median Age	Conway Township		Livingston County		Michigan	
	44.2		41.2		40.1	
Total Population	Count	%	Count	%	Count	%
	3,608	100%	193,866	100%	10,077,331	100%
Under 5 years	219	6.1%	9,916	5.1%	548,875	5.4%
5 to 9 years	255	7.1%	11,271	5.8%	594,605	5.9%
10 to 14 years	291	8.1%	12,180	6.3%	628,558	6.2%
15 to 19 years	258	7.2%	12,974	6.7%	667,560	6.6%
20 to 24 years	195	5.4%	10,741	5.5%	674,096	6.7%
25 to 29 years	183	5.1%	9,908	5.1%	660,555	6.6%
30 to 34 years	192	5.3%	10,844	5.6%	644,106	6.4%
35 to 39 years	230	6.4%	11,415	5.9%	606,794	6.0%
40 to 44 years	213	5.9%	11,046	5.7%	576,964	5.7%
45 to 49 years	271	7.5%	12,439	6.4%	602,111	6.0%
50 to 54 years	259	7.2%	14,862	7.7%	648,296	6.4%
55 to 59 years	311	8.6%	16,115	8.3%	710,992	7.1%
60 to 64 years	260	7.2%	14,977	7.7%	708,039	7.0%
65 to 69 years	215	6.0%	12,209	6.3%	604,404	6.0%
70 to 74 years	110	3.0%	9,414	4.9%	472,177	4.7%
75 to 79 years	60	1.7%	6,515	3.4%	318,535	3.2%
80 to 84 years	48	1.3%	3,729	1.9%	203,147	2.0%
85 years and over	38	1.1%	3,311	1.7%	207,517	2.1%

Source: U.S. Census Bureau, Decennial Census Estimate 2020

Gender distribution across age groups is generally balanced. The Township has slightly more males in younger age cohorts and more females in the older age groups, a pattern consistent with national longevity trends. When viewed together, the age and gender patterns illustrate a community with a substantial base of middle-aged residents and school-age children, relatively fewer young adults, and a modest but growing senior population.

Figure 1. Gender Distribution, Conway Township, 2020



Overall, Conway Township’s population profile reflects a family-oriented rural community anchored by middle-aged adults and school-age children, with relatively few young adults and limited senior concentration.



Racial Composition

Conway Township has a largely homogeneous population. According to the 2020 U.S. Census, 93.8 percent of residents identified as White. The next largest group consists of residents identifying with two or more races (3.9 percent), while all other racial and ethnic groups individually account for less than one percent of the population.

This pattern is similar to Livingston County, where 92.0 percent of residents identified as White in 2020. Conway’s racial composition therefore reflects the overall demographic makeup of the county, which is less diverse than Michigan as a whole.

Table 4. Racial Composition

Total:	Livingston County	Conway Township	
	193,866	3,608	100%
Population of One Race:	183,379	3,467	96.1%
White alone	178,408	3,386	93.8%
Black or African American alone	1,144	9	0.2%
American Indian and Alaska Native alone	620	20	0.6%
Asian alone	1,658	18	0.5%
Native Hawaiian and Other Pacific Island alone	114	0	0.0%
Some Other Race alone	1,435	34	0.9%
Population of two or more races:	10,487	141	3.9%

Source: U.S. Census Bureau, ACS 2024 5-year Estimates

Education

Educational attainment in Conway Township varies, with most adults having completed high school or some college. Among residents age 25 and older, 42.8 percent hold a high school diploma or equivalent, and 24.0 percent have completed some college without earning a degree. An additional 9.3 percent hold an associate degree. In total, 19.3 percent of residents possess a bachelor’s degree or higher, which is significantly lower than Livingston County’s 39.4 percent.

Table 5. Education Attainment

Education Type (2023)	Percent of Population (25 Years and older)
High School or Equivalent Degree	42.8%
Some College, No Degree	24.0%
Associate’s degree	9.3%
Bachelor’s Degree	14.6%
Graduate or Professional Degree	4.7%

Source: US Census 2023

Employment

According to the 2023 American Community Survey (ACS), 1,806 Conway Township residents were employed across a range of occupational and industry sectors. The Township’s workforce is distributed across all major ACS occupational categories, indicating that residents hold a variety of professional, service, trade, and production-related jobs.

Table 6. Employment by Occupation

Occupation	Worker Count	Percent
Total civilian employed population 16 years and over	1,806	100%
Management, business, science and arts occupations	557	30.8%
Service occupations	285	15.8%
Sales and office occupations	496	27.5%
Natural resources, construction, and maintenance occupations	285	15.8%
Production, transportation, and material moving occupations	183	10.1%

Source: US Census, 2023

When viewed by industry, Educational Services, Health Care, and Social Assistance employ the largest share of residents (20.4 percent). Construction is the second-largest industry at 16.9 percent, followed by Retail Trade (14.5 percent) and Manufacturing (13.2 percent). These industry patterns reflect the Township’s connection to regional employment centers and the broader mix of job sectors found in Livingston County and surrounding areas.

Table 7. Employment by Industry

Industry	Worker Count	Percent
Civilian employed population 16 years and over	1,806	100%
Agriculture, forestry, fishing and hunting, and mining	40	2.2%
Construction	306	16.9%
Manufacturing	238	13.2%
Wholesale Trade	106	5.9%
Retail Trade	261	14.5%
Transportation and warehousing, utilities	87	4.8%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	83	4.6%
Professional, scientific, and management, and administrative and waste management services	78	4.3%
Educational services, and health care and social assistance	368	20.4%
Arts, entertainment, and recreation, and accommodation and food services	96	5.3%
Other services, except public administration	120	6.6%
Public administration	23	1.3%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023

Overall, Conway Township’s labor force reflects a mix of occupations and industries typical of rural communities with access to nearby job markets.

Income

According to the 2023 American Community Survey, Conway Township has a relatively high household income compared to both Livingston County and the State of Michigan. The Township’s median household income is just below the county median but remains substantially higher than the statewide figure. Family households, including married-couple families, also report strong median incomes, while nonfamily households earn less on average but still exceed state-level medians.

These income levels suggest a financially stable community whose earnings closely reflect county-wide patterns. The distribution of household types and their corresponding incomes indicates a solid economic base consistent with the Township’s mix of professional, technical, service, and skilled-trade employment.

Table 8. Household Income Comparison

Median Income, 2023	Dollar Amount
Conway Township Overall	\$98,646
Families	\$98,906
Married–Couple Families	\$110,521
Nonfamily Households	\$88,516
Livingston County	\$101,315
Michigan	\$71,149

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023



Housing

Housing plays a central role in shaping Conway Township’s community character and quality of life. Reviewing the Township’s housing types, values, and occupancy patterns provides a better understanding of current living conditions and helps anticipate future needs. This section examines the composition of Conway’s housing stock and identifies trends that will inform future planning efforts to maintain housing choice, affordability, and alignment with the Township’s rural character.

Housing Units

A housing unit is an individual place of residence with its own unique address, such as a single-family home, one side of a duplex, or a single apartment within a multifamily building. The total number of housing units in a community reflects its overall residential scale and capacity for population growth.

As of 2023, Conway Township contained 1,256 housing units, which is comparable in size to nearby Cohoctah Township but lower than neighboring communities to the south and east. For example, Handy Township and Howell Township contain 3,411 and 3,114 housing units, respectively, reflecting their proximity to major corridors and higher levels of residential development. Conway’s smaller housing stock aligns with its rural setting, where larger parcels with single-family homes dominate and residential expansion has occurred at a slower pace.

This modest number of housing units creates Conway Township’s rural development pattern and limited residential density compared to more suburbanized areas of Livingston County. Future changes to the number and type of housing units will depend on land availability, infrastructure capacity, and the Township’s goals for maintaining its agricultural and rural character.

Table 9. Total Housing Units

Municipality	2020
Conway Township	1,256
Cohoctah Township	1,284
Fowlerville	1,334
Handy Township	3,411
Howell Township	3,114
Locke Township	5,311
Antrim Township	6,035
Livingston County	78,441
Michigan	4,570,173

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023



Household Size

Household size provides insight into the community’s family structure and living arrangements. According to the U.S. Census, Conway Township had an average of 3.06 persons per household in 2020, the largest among neighboring townships and higher than both Livingston County (2.60) and the State of Michigan (2.45).

Between 2010 and 2020, Conway’s average household size increased by 10.9 percent, nearly double the rate of Livingston County’s growth over the same period. This rise suggests a trend toward larger family households in the Township, potentially the result of more families with children, multi-generational living arrangements, or residents choosing to accommodate extended family members such as aging parents.

In contrast, several neighboring communities, including Antrim and Cohoctah Townships, experienced declines in household size, indicating smaller or aging households. Conway’s larger and growing household size reinforces its family-oriented community character and aligns with earlier demographic findings showing a strong proportion of school-age children and middle-aged adults.

Table 10. Average Household Size

Municipality	Number of Persons per Household		
	2010	2020	% Change 2010-2020
Conway Township	2.76	3.06	10.9%
Fowlerville	2.29	2.32	1.3%
Handy Township	2.62	2.76	5.3%
Howell Township	2.48	2.71	9.3%
Locke Township	2.92	2.82	-3.4%
Antrim Township	2.87	2.53	-11.8%
Cohoctah Township	2.77	2.51	-9.4%
Livingston County	2.46	2.60	5.7%
Michigan	2.53	2.45	-3.2%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2010 and 2020

Type of Structure

Conway Township’s housing stock is overwhelmingly composed of single-family detached homes, reflecting the community’s rural setting and preference for low-density residential living. As of 2023, 96.5 percent of all housing units were one-unit detached structures, compared to 80.1 percent in Livingston County overall. This pattern is consistent with the Township’s zoning framework and long-standing community vision focused on maintaining a rural and agricultural character.

Very few homes in the Township fall outside this category. Two-unit dwellings (1.7 percent) and small multifamily buildings with 5 to 9 units (0.7 percent) represent the only modest presence of attached housing, while mobile homes (0.5 percent) comprise the remaining share.

Table 11. Total Housing Unit Types

Total Housing Units	Conway Township		Livingston County	
	Count	%	Count	%
	1,256	100.0%	77,304	100.0%
1-unit, detached	1,248	96.5%	61,903	80.1%
1-unit, attached	4	0.6%	3,972	5.1%
2 units	0	1.7%	1,120	1.4%
3 or 4 units	0	0.0%	1,042	1.3%
5 to 9 units	4	0.7%	2,350	3.0%
10 units or more	0	0.0%	2,940	3.8%
20 or more units	0	0.0%	0	0.0%
Mobile home	0	0.5%	3,977	5.1%
Boat, RV, van, etc.	0	0.0%	0	0.0%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023

Age of Structures

Conway Township’s housing stock is relatively modern, reflecting steady residential development over the past several decades. As of 2023, 34 percent of all housing units were built since 2000, a period that coincides with the Township’s significant population growth between 2000 and 2010. Another 37 percent of homes were constructed between 1980 and 1999, indicating that over 70 percent of Conway’s housing has been built within the last forty years.

The data shows that very little new housing has been added since 2020, suggesting a slowdown in construction activity consistent with the Township’s more stable population growth in recent years. Older homes, particularly those built before 1940, account for only 11.4 percent of the housing stock, reflecting Conway’s largely post-agricultural, rural-residential development pattern rather than a concentration of historic housing typical of older villages.

Compared to Livingston County, Conway’s housing stock is slightly newer overall and strongly oriented toward modern single-family construction. This composition suggests that most homes are likely in good physical condition, though limited new construction may indicate a need to monitor housing availability and affordability over time.

Table 12. Age of Structures by Decade

Year Structure Built	Conway Township		Livingston County	
	Count	%	Count	%
	1,256	100.0%	81,339	100.0%
2020 or later	0	0.0%	3,019	3.7%
2010 to 2019	96	7.7%	7,453	9.2%
2000 to 2009	329	26.3%	17,032	20.9%
1980 to 1999	459	36.7%	7,021	8.6%
1960 to 1979	207	16.5%	4,228	5.2%
1940 to 1959	18	1.4%	4,534	5.6%
1939 or earlier	143	11.4%	4,613	5.7%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023

Household Characteristics

Conway Township is primarily composed of family households, reflecting its strong family-oriented character. According to the 2020 American Community Survey, 77.9 percent of all households in the Township are classified as families, compared to 71.6 percent in Livingston County. Most family households in Conway are married-couple households (64.1 percent), which exceeds the county average of 60.5 percent and underscores the Township’s predominantly traditional family structure.

Non-family households, those consisting of individuals living alone or unrelated persons sharing a home, make up 22.1 percent of all households, notably lower than the county’s 28.4 percent. Within this group, 16.4 percent of Conway households are individuals living alone, and only 7.0 percent are single-person households aged 65 or older. These figures suggest a relatively low proportion of older adults living alone, consistent with Conway’s age profile, which shows fewer residents over 70 compared to the county overall.

Nearly 38 percent of households include children under age 18, indicating a strong presence of families with children and aligning with earlier findings showing larger household sizes and a higher share of school-age residents. In contrast, only 7.0 percent of households include residents aged 65 or older, much lower than the 42.7 percent countywide, further emphasizing Conway Township’s younger, family-centered population.

Table 13. Household Characteristics

Total Households	Conway Township		Livingston County	
	Count	%	Count	%
	1,174		72,905	
Families	915	77.9%	52,171	71.6%
Married-Couple	752	64.1%	44,138	60.5%
Female Household, No Spouse Present	72	6.1%	4,863	6.7%
Male Household, No Spouse Present	91	7.8%	3,170	4.3%
Non-family Households	259	22.1%	20,734	28.4%
Householder Living Alone	192	16.4%	16,768	23.0%
Householder Living alone 65 years and older	82	7.0%	7,218	9.9%
Households with individuals under 18 years old	447	38.1%	21,361	29.3%
Households with individuals 65 years and older	82	7.0%	31,130	42.7%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2020



Housing Occupancy

Conway Township’s housing occupancy rates reflect a highly stable and predominantly owner-occupied community. According to the 2023 American Community Survey, 99.7 percent of all housing units in the Township were occupied, leaving only 0.3 percent vacant, an exceptionally low rate that indicates virtually no available housing at any given time.

Among occupied homes, 99.8 percent are owner-occupied, compared to 89.3 percent in Livingston County and 76.3 percent statewide. This near-total homeownership rate emphasizes Conway’s strong attachment to single-family living and long-term residential stability. Only 0.2 percent of residents rent their homes, representing one of the lowest renter shares in the region.

While this high rate of ownership supports neighborhood stability and community cohesion, it also means that housing choice is limited, particularly for younger adults, small households, or those seeking rental options.

Table 14. Housing Occupancy

	2010		2020		2023	
	Count	%	Count	%	Count	%
Total Occupied Housing Units	1,324	100%	1,202	100%	1,256	100%
Occupied Units	1,266	95.6%	1,174	97.7%	1,252	99.7%
Vacant Units	58	4.4%	28	2.3%	4	0.3%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2005-2010, 2015-2020, 2018-2023

Table 15. Total Population in Occupied Housing Unit, 2023

	Conway Township		Livingston County		Michigan	
	Count	%	Count	%	Count	%
	3,613	100%	193,940	100%	9,836,892	100%
Owner-occupied	3,604	99.8%	173,149	89.3%	7,505,873	76.3%
Renter-occupied	9	0.2%	20,791	10.7%	2,331,019	23.7%

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023



Housing Values

Home values are a key indicator of both local housing market strength and community affordability. As of 2023, the median value of owner-occupied homes in Conway Township was \$279,400, according to the American Community Survey. This is well above the Michigan median of \$217,600, but below Livingston County's \$347,800, placing Conway near the middle of the regional housing market in terms of cost.

More than half (50.6 percent) of Conway's homes are valued between \$200,000 and \$299,999, and nearly one-third (32.8 percent) fall between \$300,000 and \$499,999. Very few homes are valued below \$150,000, indicating limited availability of lower-cost housing options. However, the Township also has relatively few homes in the upper price ranges, with only 3.4 percent of homes valued at \$500,000 or higher.

This distribution suggests that Conway Township's housing market is dominated by mid-range, single-family homes, consistent with its rural character and strong rate of homeownership. Home values reflect a stable and moderately high-value market, likely supported by large-parcel homes and strong housing demand, but somewhat lower overall price points than the more suburbanized southern portions of Livingston County.

Table 16. Home Values

	Conway Township		Livingston County		Michigan	
	Count	%	Count	%	Count	%
Owner-occupied units	1,248	100.0%	68,559	100.0%	2,946,157	100.0%
Less than \$50,000	10	0.8%	3,120	4.6%	236,388	8.0%
\$50,000 to \$99,999	0	0.0%	1,994	2.9%	299,678	10.2%
\$100,000 to \$149,999	30	2.4%	1,795	2.6%	368,419	12.5%
\$150,000 to \$199,999	125	10.0%	4,677	6.8%	427,871	14.5%
\$200,000 to \$299,999	632	50.6%	14,827	21.6%	716,676	24.3%
\$300,000 to \$499,999	409	32.8%	29,593	43.2%	617,976	21.0%
\$500,000 to \$999,999	27	2.2%	11,133	16.2%	236,374	8.0%
\$1,000,000 or more	15	1.2%	1,420	2.1%	42,775	1.5%
Median (dollars)	\$279,400		\$347,800		\$217,600	

Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023



Demographics and Housing Summary

Key Takeaways

- » **Steady but Slowing Growth:** Conway Township's population increased 32% between 2000 and 2020 but has since leveled off, indicating a transition from rapid expansion to steady stabilization.
- » **Family-Oriented Community:** Households average 3.06 persons, the highest in the region, with 78% of households classified as families and 38% including children under 18.
- » **Rural, Single-Family Housing Pattern:** More than 96% of homes are single-family detached units, consistent with Conway's agricultural and low-density land use pattern.
- » **Modern and Well-Maintained Housing Stock:** Over 70% of homes have been built since 1980, with the most active building period occurring between 2000 and 2010.
- » **High Homeownership and Stability:** Nearly all occupied homes (99.8%) are owner-occupied, underscoring long-term residency and a strong sense of community stability.
- » **Moderate Home Values:** The median home value of \$279,400 is above the state average but below the county median, reflecting a balanced and attainable housing market.
- » **Limited Availability:** A very low vacancy rate and minimal rental housing indicate limited opportunities for new or transitioning residents to enter the housing market.

Looking Ahead

Conway Township's demographic and housing profile reflects a stable, family-oriented rural community with strong homeownership, moderate home values, and a predominantly single-family housing pattern. While the community's existing housing stock effectively supports its current residents, the extremely low vacancy rate and absence of rental options may pose challenges for housing accessibility in the future.

As nearby communities along the I-96 corridor continue to grow, Conway Township is likely to experience incremental housing demand from families seeking a rural setting within commuting distance of regional job centers. The Township's future planning efforts should focus on preserving its rural identity while exploring measured opportunities for new housing that meet the needs of future generations, such as smaller-parcel single-family homes, accessory dwelling units, or modest infill projects that complement existing neighborhoods.

Maintaining this balance between growth and preservation will allow Conway Township to remain a desirable and resilient community, one that continues to reflect the values of its residents while adapting to changing regional and generational housing needs.

Transportation

Land use patterns and transportation systems are inherently interconnected. Proximity to efficient and connected transportation networks is a primary factor in determining where new development occurs.

Township Road Network

Roads in Conway Township are under the jurisdiction of the Livingston County Road Commission (LCRC), with the exception of private roads. Based on LCRC certified road mileage, the Township contains approximately 68 miles of public roadway, including Primary and Local roads.

In addition to the public road network, the Township includes approximately 7 miles of private roads. These roads are not maintained by the LCRC and are not included in the certified public road mileage totals.

Road mileage totals may vary depending on the data source and methodology used, as some datasets include private roads, seasonal roads, or other non-certified segments. For planning purposes, LCRC data is used as the authoritative source for the Township's public road network.

A majority of the public road network consists of gravel surfaces, reflecting the Township's rural development pattern. While the system is generally well-connected, the prevalence of unpaved roads affects travel conditions and seasonal reliability.

Pavement and Surface Conditions

SEMCOG evaluates pavement and gravel conditions for major and minor collector roads throughout the region. Within Conway Township's collector network:

- » 47% are rated in Poor condition
- » 46% are rated in Fair condition
- » Only 6% are considered Good

These ratings indicate that many of the Township's higher-functioning roads are aging or deteriorating and will require ongoing investment to maintain safe and reliable travel.

County Roads

Conway Township's roadway network is primarily rural in character, consisting of low- to moderate-volume county roads that support local circulation, agricultural activity, and travel to nearby communities. Travel patterns are influenced by the Township's proximity to the Village of Fowlerville and the I-96 interchange to the south, which serve as major destinations for daily services, employment, and regional travel.

To better understand how residents and regional motorists move through the community, Livingston County provides updated traffic counts for key road segments within Conway Township. These counts help illustrate which roads function as the Township's primary travel corridors, which serve mainly local access, and how drivers from neighboring communities use Conway's network to reach Fowlerville and other regional destinations.

The following sections summarize these traffic volumes and describe the functional roles of Conway Township's road network, including Primary roads as defined by the Livingston County Road Commission. Traffic volume data is sourced from SEMCOG and helps illustrate how these roads function within the broader regional network.

Fowlerville Road

Fowlerville Road is the Township's primary north-south route and only continuous paved roadway in that direction. It serves as the main connection from Conway Township to the Village of Fowlerville and the I-96 interchange. In 2025, traffic counts at multiple locations along Fowlerville Road averaged about 3,000 vehicles per day, making it the most heavily traveled roadway in the community.

Chase Lake Road

Chase Lake Road is a rural minor collector that runs east-west across the full width of Conway Township. It carries traffic between Conway and neighboring communities, including drivers from Cohoctah Township. In 2025, Chase Lake Road carried an average of about 750 vehicles per day, reflecting its role as a significant east-west connector.

Hayner Road

Only a short segment of Hayner Road (approximately 2 miles) lies within Conway Township, but it is classified as a rural major collector because of its broader regional function. Residents from Cohoctah Township commonly use Hayner Road to reach Fowlerville Road. In 2025, the segment within Conway Township carried an average of about 950 vehicles per day, higher than typical local roads and consistent with its collector status.

Nicholson Road

Nicholson Road functions as a rural minor collector where it connects Chase Lake Road south toward Mohrle Road and into Fowlerville. It provides an alternate north-south route for local and agricultural traffic and a secondary way to reach Fowlerville and I-96. In 2025, Nicholson Road carried an average of about 430 vehicles per day within Conway Township.

Mohrle Road

Mohrle Road links Nicholson Road and Fowlerville Road and provides east-west access for residents north of Fowlerville Road. It functions as a rural minor collector and helps distribute traffic between the Township's main north-south routes. In 2025, Mohrle Road carried an average of about 600 vehicles per day.

Bell Oak Road

Bell Oak Road, from Nicholson Road to the eastern township boundary, is classified as a rural minor collector but serves primarily low-density agricultural and rural residential areas. It carried an average of about 90 vehicles per day in 2025, placing it at the lower end of the collector classification and reinforcing its primarily local role.

Private Roads

There are approximately seven miles of private roads in Conway Township which are typically owned by property owners or are shared by subdivisions.

Commuter Information

Commuting characteristics provide insight into how Conway Township residents access employment and the extent to which the community relies on regional transportation networks. According to the 2023 American Community Survey (ACS) most employed residents travel outside the Township for work, reflecting Conway’s rural character and limited local employment opportunities.

Means of Transportation to Work

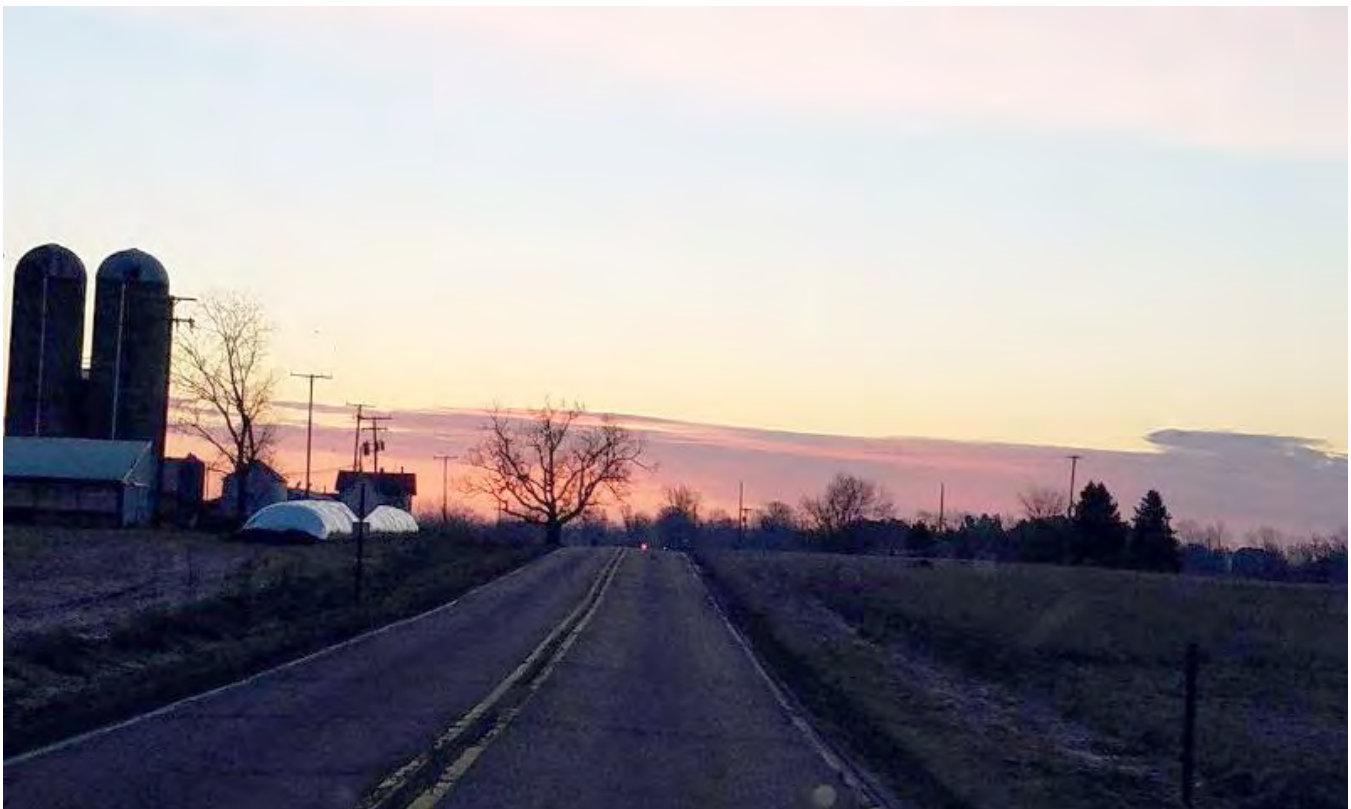
Most Conway Township workers commute by driving alone, with carpooling representing a smaller share and a notable portion of residents working from home. Public transportation usage is negligible, consistent with the Township’s rural setting and lack of fixed-route transit service.

Table 17. Means of Transportation to Work (2023)

Mode of Transportation	Number of Workers	Percent
Drove alone	1,454	81.5%
Carpooled	176	9.9%
Public transportation	0	0.0%
Walked	0	0.0%
Other means	29	1.6%
Worked from home	125	7.0%
Total Workers (16+)	1,784	100%

Source: U.S. Census Bureau, ACS 5-Year Estimates (2023).

The work-from-home share (7.0 percent) reflects broader changes in remote and hybrid employment patterns.



Travel Time to Work

Conway Township commuters experience longer travel times than many Michigan communities. The average commute time is approximately 35 minutes, indicating that residents often travel to job centers in Howell, Fowlerville, Brighton, Lansing, and the greater Southeast Michigan region.

The portion of workers reporting travel times of 45 minutes or more (368 workers) demonstrates the Township's dependence on regional highways and employment centers outside local boundaries.

Table 18. Travel Time to Work (2023)

Travel Time	Number of Workers
Less than 10 minutes	113
10–14 minutes	183
15–19 minutes	249
20–24 minutes	171
25–29 minutes	111
30–34 minutes	209
35–44 minutes	188
45–59 minutes	191
60 or more minutes	177
Total Workers (16+, excluding those working from home)	1,592

Source: U.S. Census Bureau, ACS 5-Year Estimates (2023).

Taken as a whole, these commuting trends highlight Conway Township's strong connection to regional job centers and its continued role as a rural, low-density residential community.

Public Transportation

Conway Township is not served by fixed-route public transportation. The only available transit option is Livingston Essential Transportation Service (LETS), which provides demand-response, scheduled trips on an as-needed basis. Residents must arrange rides in advance, and service is subject to availability. As a result, the majority of residents rely on personal vehicles for daily travel.

Non-Motorized Transportation

Non-Motorized transportation refers to the use of bicycles, pedestrians, and other similar transportation for destination-oriented trip making. Currently, Conway Township does not have any non-motorized transportation infrastructure within its boundaries.

As the Township continues to grow, providing safe and intentional spaces for walking and biking will become increasingly important. Planned non-motorized routes can also help link Conway Township to regional recreational assets, nearby communities, and future trail corridors identified by Livingston County and regional agencies.

Public Utilities

The following utility services are available for access by Conway Township residents:

Electric

Electric services are provided by DTE Energy and Consumers Energy Company.

Natural Gas

Natural gas services are provided by Consumers Energy Company.

Telephone and Internet Access - Broadband

Reliable telephone and broadband internet access are essential services for education, employment, health care, and daily communication. In Conway Township, most households have strong access to digital infrastructure. According to SEMCOG's Community Profile (2019–2023 ACS), approximately 89.9% of households have broadband internet service, and nearly 99% have a computer or digital device. This indicates that the Township is generally well-served compared to other rural communities in the region.

Although broadband access is widespread, an estimated 126 households lack a subscribed broadband service. In rural areas, these gaps may be due to limited physical infrastructure on low-density roads, cost barriers, or households relying on mobile data plans rather than fixed broadband connections. To address remaining service gaps and support long-term economic competitiveness, Conway Township is actively moving toward expanded fiber-based internet services, with infrastructure investments and deployment efforts underway now.

Potable Water Services

There is no public water service provided to Conway Township. All water supply is provided through private wells. There are approximately 1,200 registered water wells in the Township, based on data from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wellogic database (2025). As shown in Appendix B, water wells are distributed throughout the Township, reflecting its reliance on private groundwater systems.

Conway Township is part of a geologic area in northwestern Livingston County, which is characterized by local groundwater recharge, widespread confined aquifers and relatively high groundwater quality. The availability of groundwater in the glacial sediments varies from location to location, based on the character of the material. Wells of six inches or more in diameter can be expected to yield from 10 to 100 gallons per minute.

The Michigan Department of Health and Human Services (MDHHS) recommends the following routine well testing schedule:

Every Year:

- Coliform Bacteria
- Nitrate
- Nitrite

Every 3 to 5 Years:

- Arsenic
- Lead
- Copper

In areas of sand and gravel deposits along streams, yields may increase to several hundred gallons per minute.

The depth of a well must be drilled to encounter the bedrock varies according to the thickness of the overlying glacially-deposited material. In Conway Township the glacial sediment ranges from 78 to 182 feet in thickness. In summary, there is a potential for groundwater availability for most residential and light commercial uses. Large users of water might experience difficulty finding an adequate supply unless a well is drilled through bedrock in an appropriate location.

Groundwater contamination from agricultural or residential runoff occurs within Conway Township. Contaminants in drinking water can harm public health. The Livingston County Health Department encourages property owners to sample their well water on their own behalf.

Septic Systems

There is no municipal sewer service in Conway Township. Sewer services are available through private septic tanks, which are managed by the individual property owner.

Though the lack of a public sewer system and infrastructure may pose as a challenge, such as the soil capacity to handle septic systems with possible runoff pollution, the individual ownership system is valued by Conway's residents.

No sewer and water infrastructure keeps the rural character of the township by limiting the capacity of new development, especially residential, which in turn controls unwanted population growth. The township highly encourages development that does not rely on municipal sewer and water services.

Stormwater Management

Stormwater management is important in Conway Township due to the large amount of agricultural and farmland. Flood mitigation is necessary to prevent farms and cropland from flooding.

Conway Township is the only township in the county that drains stormwater runoff into adjacent municipalities through natural waterways due to its elevation. Therefore, the township highly encourages low impact development to better manage stormwater.

Conway has 110.65 total miles of drains, with establishment dates going back to the 1860's. The Drain Commissioner's Office of Livingston County is responsible for County drains, lake management, soil erosion, wastewater, and solid waste. Though, county-maintained drainage represents only two to three percent of Livingston County's total drainage system.

Township residents have indicated dissatisfaction with the drain system in the township. With the presence of a large amount of unpaved gravel roads, the maintenance of draining the roads in precipitation events is needed for many reasons. First, to keep drivers safe while using the roads. Also, preventing the land from flooding keeps the soil and land usable for farming. Additionally, structures with low levels, such as basements, have experienced floods because of drain malfunctions and backups.

Parks, Recreation, and Open Space

Conway Township’s approach to parks and recreation has remained consistent since the 2018 Master Plan, which emphasized four core priorities:

1. Protecting natural resources,
2. Coordinating with regional recreation providers,
3. Encouraging open space within new developments, and
4. Exploring the creation of a small Township park near Township Hall.

These themes continue to guide the Township today as it balances land preservation with opportunities for community gathering and recreation.

Existing Conditions

Conway Township does not currently operate any public parks or recreation facilities. Due to the Township’s rural character and larger residential parcels, many residents rely on their own private open spaces or travel to nearby communities for parks, trails, and organized recreation. Still, there is growing interest in adding small-scale amenities, such as play areas, open green spaces, or picnic spots, that could provide convenient gathering opportunities. The open area near **the** Township Hall remains a potential location for such improvements because of its central access and visibility.

Regional Recreation Opportunities

Although Conway lacks its own park system, residents benefit from several nearby recreation areas located within a short drive:

- » **Fowlerville Village Park** – 33 acres with ball fields, playgrounds, and walking paths (3.5 miles south).
- » **Centennial Park (Fowlerville)** – A 2.9-acre neighborhood park with a pavilion, playground, basketball court, and picnic space (3.6 miles south).
- » **Lutz County Park (Deerfield Township)** – A 100-acre passive recreation area offering trails, picnic tables, and educational features (12 miles east).
- » **Oak Grove State Game Area (Cohoctah Township)** – Over 2,000 acres of trails, hunting areas, boating access, and natural habitat (14 miles east).
- » **Howell Area Parks** – A network of approximately 19 public parks within 15 miles of the Township.

These regional amenities allow residents to enjoy a wide variety of recreational activities while Conway preserves its rural setting. Livingston County’s Public Recreation Areas map provides useful local and regional context for residents exploring recreation options.

<https://livgov.maps.arcgis.com/apps/webappviewer/index.html?id=d5394b61f9c64d10ab6104b91ead9da3>

Open Space and Conservation Lands

According to SEMCOG's 2020 land-use data, approximately 112 acres, about 0.5 percent of the Township, are classified as Recreation/Open Space. This category generally reflects land that appears open or recreational in character, such as private open fields, school athletic areas, or conservation parcels, rather than publicly maintained parks.

In 2025, the Red Cedar Run Nature Preserve added roughly twelve acres of publicly accessible trails and birding habitat through a partnership with the Livingston Land Conservancy. Beyond this preserve, most open space in the Township remains privately owned.

Summary

Overall, Conway Township's parks and open space network reflects its agricultural, low-density setting. While nearby communities supply most active recreation needs, Conway has opportunities to enhance its own local amenities through small-scale improvements, trail or greenway partnerships, and continued conservation efforts that protect the Township's natural character for future generations.



Natural Resources

Conway Township's natural environment is a defining aspect of its rural character. The Township's landscape is shaped primarily by large agricultural tracts, open fields, woodlands, wetlands, and an interconnected system of drainageways and waterways. These natural features influence land use patterns, support agricultural productivity and wildlife habitat, and contribute to the overall quality of life in the community.

Farmland

Prime farmland is widely distributed throughout Conway Township and represents a defining feature of the community's landscape (see Appendix B). The prevalence of high-quality agricultural soils supports ongoing farming activity and reinforces the Township's rural character. Preserving these areas is important to maintaining Conway Township's agricultural base and long-term land use pattern. These areas should be prioritized for preservation through approaches such as conservation design, agricultural preservation easements, and other land protection strategies.

Water Features and Drainage

SEMCOG classifies approximately 40 acres (0.2 percent) of land in Conway Township as Water, which includes ponds, small lakes, wetlands, drainage channels, and stormwater basins. While the Township does not contain major rivers or lakes, it is defined by an interconnected network of county drains and natural drainageways that convey stormwater across agricultural lands and rural areas. The general location of water features, wells, and drainage systems is shown in Appendix B.

Conway Township lies within three regional watersheds: the Red Cedar River watershed in the southwest, the Looking Glass River watershed in the north, and the Shiawassee River watershed in the east. Drainage patterns within the Township ultimately flow toward these river systems, linking local land use and water management practices to downstream communities.

Stormwater and surface water movement in Conway Township is primarily managed through a combination of county-administered drains, natural watercourses, roadside swales, and agricultural tile systems. Although these features are not classified as public utilities, they function as essential natural infrastructure and play a significant role in shaping development patterns, soil suitability, and agricultural productivity throughout the Township.

Wetlands

A substantial portion of Conway Township can be characterized as wetlands. A wetland is an area of land where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Wetland resources within Conway Township are illustrated in Appendix B.

The wetland conditions may be favorable in particular farmlands where wet soil yields more crops. Wetlands are an important community resource for several reasons, such as providing habitat for wildlife populations, sedimentation control, water quality, and flood control. Though, wetlands can be a fragile ecosystem when they are affected by high water levels and flooding due to rain events.

The U.S.D.A Soil Conservation Service (SCS) has identified soils in which are sufficiently wet to support wetland vegetation. These soils are termed “hydric,” meaning they are saturated, flooded, or ponded long enough during the growing season to develop conditions that favor the growth and regeneration of wetland vegetation.

There are three major types of wetlands present in Conway Township: marshes, swamps, and bogs. These wetland areas are primarily associated with the river channels and drainage ways within the township. Many of the township's wetlands exist in relatively large, contiguous areas rather than in small fragments. Most of these areas are seasonally flooded, usually in the spring and fall, and in summer they are often without standing water. All wetlands and drainage areas are components of the **three regional watersheds covering Conway Township.**

Woodlands and Habitat

Conway Township contains several pockets of deciduous and mixed woodland, generally located along stream corridors, in less cultivated areas, and on historical fence lines or farmsteads. Although woodlands make up a small portion of the Township’s total land cover, they are significant ecological assets supporting wildlife movement, habitat diversity, and rural scenic quality.

Soils

Soils in Conway Township are predominantly agricultural in nature, with large areas classified as prime farmland or farmland of statewide importance. Soil characteristics strongly support crop production and influence drainage, development suitability, and septic performance.

These characteristics reinforce the Township’s strong agricultural identity and shape the types of land uses most appropriate for future growth. A soils map can be found in Appendix B.

Summary

Conway Township's natural resources, including farmland, woodlands, wetlands, and open space, form the foundation of its rural character and environmental health. Much of the Township's landscape remains undeveloped, contributing to its agricultural base, scenic quality, and groundwater-dependent ecosystem. Protecting these natural features requires ongoing partnerships, data-driven planning, and a continued emphasis on rural preservation within the Township's policy framework. **Protecting these natural features requires ongoing partnerships, data-driven planning, and a continued emphasis on rural preservation within the Township's policy framework. Resources such as the Livingston County 2021 High-Quality Natural Areas Assessment can support identification and prioritization of key natural features as development occurs.**



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Existing Land Use

Conway Township covers approximately 24,190 acres (about 37.8 square miles) in northwest Livingston County. The Township remains primarily rural and agricultural, with only limited residential and commercial development. SEMCOG's 2020 existing land use data confirms that agriculture and rural residential uses make up more than 80 percent of the Township's total land area, maintaining the community's long-standing rural character.

Land Uses



Agriculture

Agricultural lands occupy approximately 19,550 acres (about 81 percent) of the Township and represent the dominant land use pattern. This category includes active farms, pastures, and large rural parcels, many of which contain a single-family home alongside agricultural or open land. While not distinguished separately on the Existing Land Use Map, these rural residential properties are closely tied to agricultural areas and contribute to the Township's overall rural character and landscape.

Vacant land accounts for approximately 3,325 acres (roughly 14 percent) of the Township. These areas consist of undeveloped fields, former agricultural lands not currently in production, or parcels held for future development. Although not actively used, these lands still contribute to the Township's rural character, support wildlife habitat, and provide groundwater recharge functions.

Residential

Residential uses occupy approximately 1,075 acres (about 4 percent). These areas include smaller-parcel homes along local roads, rural subdivisions, and established residential clusters. Residential growth has been gradual since 2010, consistent with the Township's low-density, rural setting.

Commercial, Public/Institutional, Industrial

Commercial, public/institutional, and industrial uses together occupy approximately 71.9 acres, or about 0.3 percent of the Township's total land area. Commercial uses, such as small retail or service establishments, account for roughly 2 acres, while institutional uses, including public facilities and community buildings, cover about 5 acres. Industrial uses, including properties such as the Maple Grove airfield, make up roughly 64.9 acres.

These uses are limited in scale and are dispersed throughout the Township, serving primarily local needs rather than functioning as regional commercial or employment centers. Cemeteries, which occupy approximately 10 acres and are generally located along rural roads, are another form of institutional land use within the Township. However, SEMCOG Existing Land Use data does not distinguish cemeteries as a separate category, and it is unclear whether they are included within the institutional acreage totals above.

Natural Preservation

Natural preservation areas within the Township are limited but provide important environmental and passive recreation value. The Red Cedar Run Nature Preserve is currently the primary example, encompassing approximately 12 acres of protected land with publicly accessible trails and birding habitat.

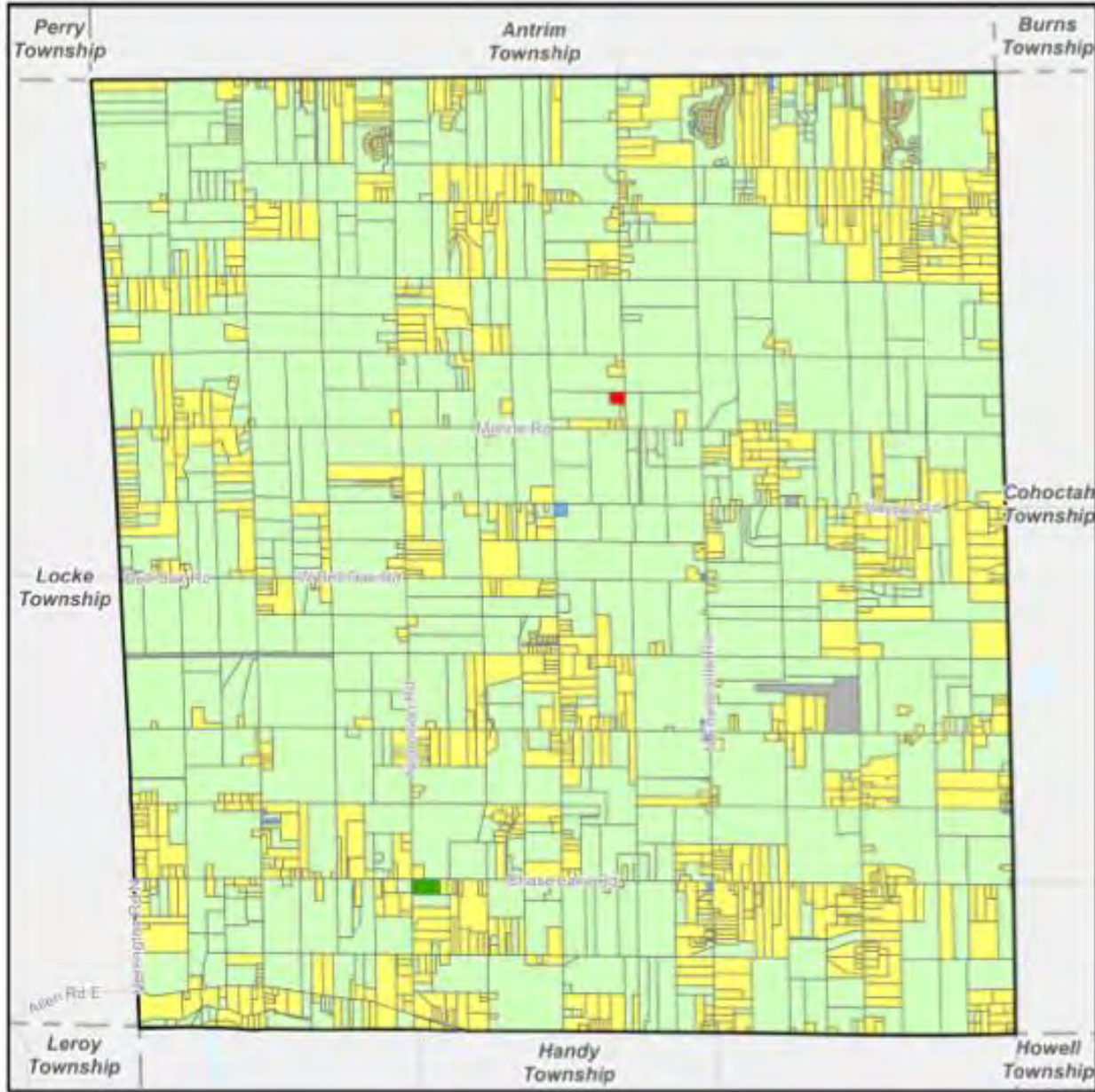
While SEMCOG's 2020 Existing Land Use data does not identify a distinct natural preservation category, this area has been separately classified on the Township's Existing Land Use Map to reflect its conservation purpose. These lands contribute to habitat protection, environmental quality, and opportunities for low-impact recreation.

Summary

Conway Township's existing land use pattern reflects its strong agricultural base, abundant open space, and limited development footprint. Together, agricultural, vacant, and open lands make up more than 80 percent of the Township's area, emphasizing the importance of preserving these landscapes for farming, environmental quality, and community identity. Residential and commercial uses remain secondary, clustered along main roads and near existing infrastructure.



Map 2. Existing Land Use



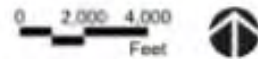
Existing Land Use

Conway Township, Michigan

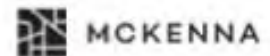
April 1, 2026

LEGEND

- Agriculture
- Residential
- Commercial
- Industrial
- Natural Preservation
- Public/Institutional



Base Map Source: Michigan Center for Geographic Information, v. 17a
 Data Source: Livingston County 2025, McKenna 2025



04

Conway Township Tomorrow

This section of the Conway Township Master Plan outlines the conceptual plans and ideas for the future of the Township in a variety of different areas such as goals and objective, future land uses, preservation and open space, zoning, and more.

Vision of Conway Township



The Vision Statement establishes the community's long-term purpose and direction. It reflects the values and priorities shared by residents and provides the framework upon which goals, objectives, and future planning decisions are built.

Conway Township is a place where open fields, farms, and quiet roads remain part of daily life. Farmland and natural resources are at the heart of who we are, even as we create space for small businesses, recreation, and new homes that fit our character and are located in the right places. By guiding growth in ways that respect our farmland and rural landscape, we'll keep Conway affordable, resilient, and a great place to live for years to come.

Goals, Objectives & Policies

The goals and objectives outline the Township's vision for the next 10-20 years. Goals are broad and aspirational statements, while objectives are steps taken along the way to achieve each goal.

Goal 1. **Preserve Rural Character**

Preserve Conway Township’s agricultural land and rural open space to support active farming today and maintain the Township’s long-term rural character and land-use flexibility for the future.

Objectives:

1. Support active farms and protect them from incompatible land-use encroachment through agricultural zoning and participation in state and county programs.
2. Protect farmland from incompatible development through appropriate zoning and coordinated preservation programs.
3. Direct new residential development away from prime agricultural soils by maintaining large-parcel zoning in agricultural areas and using cluster tools to reduce fragmentation.
4. Promote development patterns that protect prime agricultural soils by guiding new housing to suitable areas and using design tools that limit farmland fragmentation.
5. Encourage agri-tourism, farmers markets, Community Supported Agriculture (CSA) programs, and farm-to-table initiatives that connect residents with farms and diversify farm income.
6. Encourage the preservation and reuse of homes, barns, and farmsteads that contribute to Conway’s rural identity.
7. Ensure zoning regulations guide renewable energy facilities to appropriate locations that protect farmland, natural resources, and community character.

Goal 2. **Manage Growth Wisely**

Guide new residential and commercial development to appropriate areas with existing infrastructure, using zoning tools that support rural character, cluster design, and planned growth.

Objectives:

1. Ensure the zoning ordinance is using best practices and tools that support rural character, cluster design, and planned growth.
2. Encourage new development to be located and designed to protect farmland, natural resources, and the Township’s rural landscape.
3. Support rural residential character by using zoning and design standards that preserve open space, protect agricultural surroundings, and allow limited, compatible housing types in appropriate locations.
4. Balance individual property rights with community values, ensuring rural character and preservation remain central to development decisions.
5. Maintain the Township’s predominately single-family, rural residential character while allowing limited and appropriate housing variety where it supports the rural setting.

Goal 3. Protect Natural Resources

Protect and enhance Conway Township’s natural resources, including wetlands, woodlands, floodplains, and wildlife habitat, through sustainable land use practices and coordinated environmental stewardship.

Objectives:

1. Guide development away from sensitive natural resources through land use policies and updated zoning regulations.
2. Protect the Township’s water resources through proper septic management, pollution prevention, and conservation practices.
3. Promote roadway and infrastructure practices that protect natural features, including trees, ditches, wetlands, and wildlife habitat along public corridors.
4. Encourage dark-sky lighting practices to protect rural night skies and reduce light pollution.
5. Recognize and protect the Township’s natural beauty as a valuable natural resource.

Goal 4. Public Services and Infrastructure

Coordinate infrastructure, transportation, and public service improvements to support safe travel, reliable utilities, and broadband access while maintaining Conway township’s rural character and fiscal balance.

Objectives:

1. Coordinate with the Livingston County Road Commission to maintain and improve Township roads and support safe travel for drivers, cyclists, and pedestrians.
2. Maintain the rural character of Township roads while ensuring safety and function.
3. Direct high-traffic uses away from secondary roads unless improvements are made to handle additional traffic safely.
4. Maintain strong partnerships for fire, emergency, and police services with regional providers, including local departments, the Livingston County Sheriff, and the Michigan State Police.
5. Guide development toward forms that rely on private wells and septic systems, consistent with Conway’s rural character and absence of municipal utilities.
6. Expand access to high-speed, reliable broadband and telecommunications as essential infrastructure for residents, businesses, and farms.

Goal 5. **Enhance Quality of Life**

Enhance Conway Township's quality of life by providing recreation opportunities, preserving open space, supporting community events, and maintaining an attractive rural appearance.

Objectives:

1. Collaborate with neighboring communities and regional partners to expand recreation opportunities for Conway residents.
2. Encourage new development to include open space or parkland that benefits residents and preserves rural character.
3. Explore opportunities for small community gatherings and recreation spaces near Township Hall.
4. Coordinate with Livingston County to extend regional non- motorized pathways, into the township.

Goal 6. **Strengthen Local Economy**

Support a resilient local economy by encouraging local businesses, agri-businesses, and rural compatible enterprises that strengthen Conway Township's agricultural base and community vitality.

Objectives:

1. Allow small scale, rural compatible service uses that meet local needs and reinforce the Township's rural character.
2. Designate limited areas for industrial uses that are compatible with rural character, based on available infrastructure and natural resource constraints.
3. Encourage small businesses that provide daily goods and services for local residents, rather than regional or highway-oriented uses.
4. Direct commercial development to designated nodes and avoid strip-style development along major corridors.
5. Apply landscaping, buffering, and rural design standards for incompatible uses to protect neighboring properties and preserve the rural character.

Policies

Alternative Energy Policy

Conway Township recognizes the growing role of renewable energy in Michigan but places a high priority on protecting its rural character, productive farmland, natural resources, and the health, safety, and welfare of its residents. The Township therefore supports a cautious, balanced approach to alternative energy development that accommodates state requirements while preserving the qualities most valued by the community.

Small-scale renewable energy systems, such as rooftop or ground-mounted solar serving individual homes, farms, or businesses, are appropriate throughout the Township when designed to minimize visual impacts and blend with surrounding development. Large-scale or utility-scale solar and wind facilities, however, are not preferred in Conway Township due to their long-term land consumption, visual impact, and potential conflicts with agriculture, natural resources, and rural living environments. When such proposals are submitted, the Township must evaluate them in accordance with **state law** and other applicable local regulations while ensuring that local priorities remain central to the review process. Key considerations include protecting wetlands, woodlands, and environmentally sensitive areas, avoiding high-quality and actively farmed soils, ensuring that nearby residents are protected from glare, noise, traffic, **drainage** or visual impacts, and requiring substantial **buffering**, screening, setbacks, and responsible decommissioning.

Battery energy storage systems may be permitted in the Township when designed and located to minimize impacts on surrounding land uses and consistent with applicable state law. Such systems should be subject to performance-based standards addressing safety, including fire prevention and emergency response coordination, as well as setbacks, screening, noise, and other site design considerations.

The Township has established a Solar Energy System Overlay District to regulate the location and design of solar energy systems through local zoning. This overlay is intended to guide development in a manner that protects agricultural land, rural character, and adjacent uses. The Township recognizes that certain utility-scale energy projects may be approved by the Michigan Public Service Commission under state law rather than through Township zoning approval. In those cases, local regulations will continue to guide site design and mitigation of impacts where the Township retains authority.

Conway Township will continue to evaluate alternative energy proposals on a case-by-case basis and **will continue to develop its regulations for these emerging land uses**, balancing state requirements with local land use goals, rural character, natural resource preservation, and long-term community well-being.

Data Centers Policy

Conway Township recognizes the growing demand for digital infrastructure in Michigan but places a high priority on protecting its rural character, productive farmland, natural resources, and the health, safety, and welfare of its residents. The Township supports a cautious, balanced approach to data centers and similar high-intensity technology facilities.

Small-scale facilities that serve an on-site use may be appropriate where impacts are minimal. Large-scale data centers are not preferred due to their energy and infrastructure demands and potential impacts from lighting, noise, traffic, site disturbance, and (where applicable) water use for cooling. If proposed, the Township will evaluate them case-by-case with priority given to avoiding high-quality farmland and environmentally sensitive areas, confirming adequate utility and emergency service capacity, protecting drainage and water resources, and requiring setbacks, **buffering**/screening, and enforceable performance standards to protect nearby residents and rural character.

Future Land Use

The Future Land Use Plan is the culmination of a comprehensive planning process, which serves as a guide for the community's vision of the next 20 years.

The Future Land Use Plan is based on an analysis of land use issues facing Conway Township, existing uses and conditions, demographic and housing statistics, physical constraints and resources, circulation patterns and the goals and objectives set forth by the Planning Commission.

For the Plan to function effectively, it has been created to be both flexible and general, with possibilities for future development being left open. This Future Land Use Plan constitutes the development policy of the Township, and as the Township grows, the Plan should be updated to address how the growth has impacted the Township's infrastructure and existing conditions.

Planning Principles

The Future Land Use Plan provides the framework needed to guide future growth and development in the Township. It is developed for several primary purposes: to describe and preserve the existing characteristics of specific areas, to plan for appropriate future development types, and to establish a basis for future zoning regulations.

The following guiding principles shaped the Future Land Use Plan and map:

- » Promote a clear and efficient pattern of land use that supports orderly and sustainable growth.
- » Make efficient use of community facilities and infrastructure while maintaining the Township's low-density, rural setting.
- » Preserve and enhance the Township's farmland, open space, and scenic rural character.
- » Maintain Conway Township as a primarily residential and agricultural community, relying on nearby communities for most commercial goods and services.

Future Land Use Categories

Agricultural Residential

Agricultural Residential areas encompass Conway Township's active farms, open fields, and scattered rural homes. The intent of this future land use category is to preserve and protect land best suited for agriculture while allowing limited rural residential living that does not alter the Township's agricultural character. Farming remains the primary and preferred use, and new homes should be low in density and designed to fit within the rural landscape. Clustering is encouraged when subdivisions are proposed, allowing homes to be grouped while larger areas of farmland or natural open space are preserved. Rural-compatible uses such as farm markets, agricultural services, and small home-based businesses may also be appropriate when they support farming, maintain rural character, and minimize conflicts with agricultural operations.



Residential

The Residential designation represents areas of the Township intended primarily for housing rather than agricultural production. These areas are intended to maintain a quiet, low-density, rural living environment while providing limited opportunities for modestly varied housing types in carefully selected locations. Development should reflect the Township's rural character through generous setbacks, natural landscaping, and low-intensity lighting, with new neighborhoods encouraged to use cluster or open-space designs that protect natural features and maintain green space. Single-family detached homes are the primary land use. Limited attached or alternative housing forms, such as duplexes, small multi-unit buildings, or accessory dwelling units on larger parcels, may be considered on a case-by-case basis where they are contextually appropriate, located along paved primary roads, and designed to demonstrate compatibility with the surrounding rural landscape. Parks, community facilities, and small institutional uses may also fit within these areas when located along major paved roads and designed to blend with residential character.



Manufactured Home Community

Manufactured housing communities provide an important affordable and stable housing option within Conway Township. These neighborhoods are planned and regulated under the Michigan Manufactured Housing Commission Rules and the Township's zoning standards to ensure they are safe, well-designed, and compatible with the Township's rural character. Manufactured home communities should locate near primary or paved roads and be designed as self-contained neighborhoods with appropriate internal roads, open space, landscaping, and utilities. Because they typically include higher residential densities than surrounding areas, careful site design, generous setbacks, and strong buffering/screening are necessary to ensure compatibility with adjacent agricultural or low-density residential uses. Manufactured housing parks are intended for residential use only, with small community-serving facilities or open spaces that support residents and should avoid environmentally sensitive areas such as wetlands and flood-prone sites.

Commercial

Commercial areas in Conway Township provide convenient, community-serving goods and services while supporting locally owned businesses and maintaining the Township's rural identity. Commercial activity should be focused into compact, well-defined nodes, primarily at major intersections or along primary paved roads, where traffic volumes and infrastructure can safely support business activity.

The Township's vision is to support small to medium-sized rural-compatible businesses that meet local needs, reduce the need to travel long distances, and strengthen the local economy. These areas should reflect Conway's small-town, agricultural setting through modest building sizes, rural architectural character, and careful site design. Coordination with neighboring communities will also be important to reinforce compact commercial nodes and prevent strip development along shared corridors such as Fowlerville Road, Nicholson Road, and Mohrle Road.



Industrial

Industrial areas in Conway Township are intended for light manufacturing, warehousing, distribution, contractor operations, and similar rural-compatible business activities that provide local employment and broaden the Township's economic base. Because the Township does not have municipal sewer or water services, industrial uses must remain low-intensity and environmentally responsible, emphasizing clean operations that minimize noise, odor, and pollution. Industrial development should be located where road conditions can safely support truck traffic and where it will not conflict with nearby homes or agricultural activities. Sites should include generous setbacks, landscaping, and **buffering/screening** to maintain rural character, and buildings should reflect a simple, campus-style form with limited outdoor storage and rural-appropriate materials and lighting. Compatible uses include offices, research and development, trades or contractor operations, warehousing, and other light industrial activities, with only minimal on-site services that support employees. Industrial areas should remain limited in scale and carefully designed to fit the Township's rural landscape.

Public/Institutional

The Public/Institutional designation includes lands used for public services, civic functions, and community facilities within Conway Township. At present, this category is limited in scale and primarily consists of the Township Hall property, which serves as the center for local government operations and community meetings.

As the Township grows, additional public or institutional uses may be considered where needed to support residents, such as emergency services, community facilities, or other civic functions



Open Space, Recreation, Land Preservation

The Open Space, Recreation, Land Preservation category includes lands that provide scenic, ecological, and recreational value to Conway Township. These areas protect the Township’s rural character by preserving farmland, woodlands, wetlands, floodplains, and other natural features while offering opportunities for residents to enjoy outdoor recreation. This designation may include both public and privately owned lands, such as Township parks, trail corridors, nature preserves, conservation easements, and agricultural properties permanently protected through preservation programs.

Development in these areas should be minimal and limited to structures that directly support recreation or conservation, such as small pavilions, restrooms, trailheads, or maintenance facilities. Environmentally sensitive areas should remain undisturbed, and public access should be provided only where appropriate to protect natural resources. Together, these open space and conservation lands form an important part of the Township’s environmental health, rural identity, and overall quality of life.



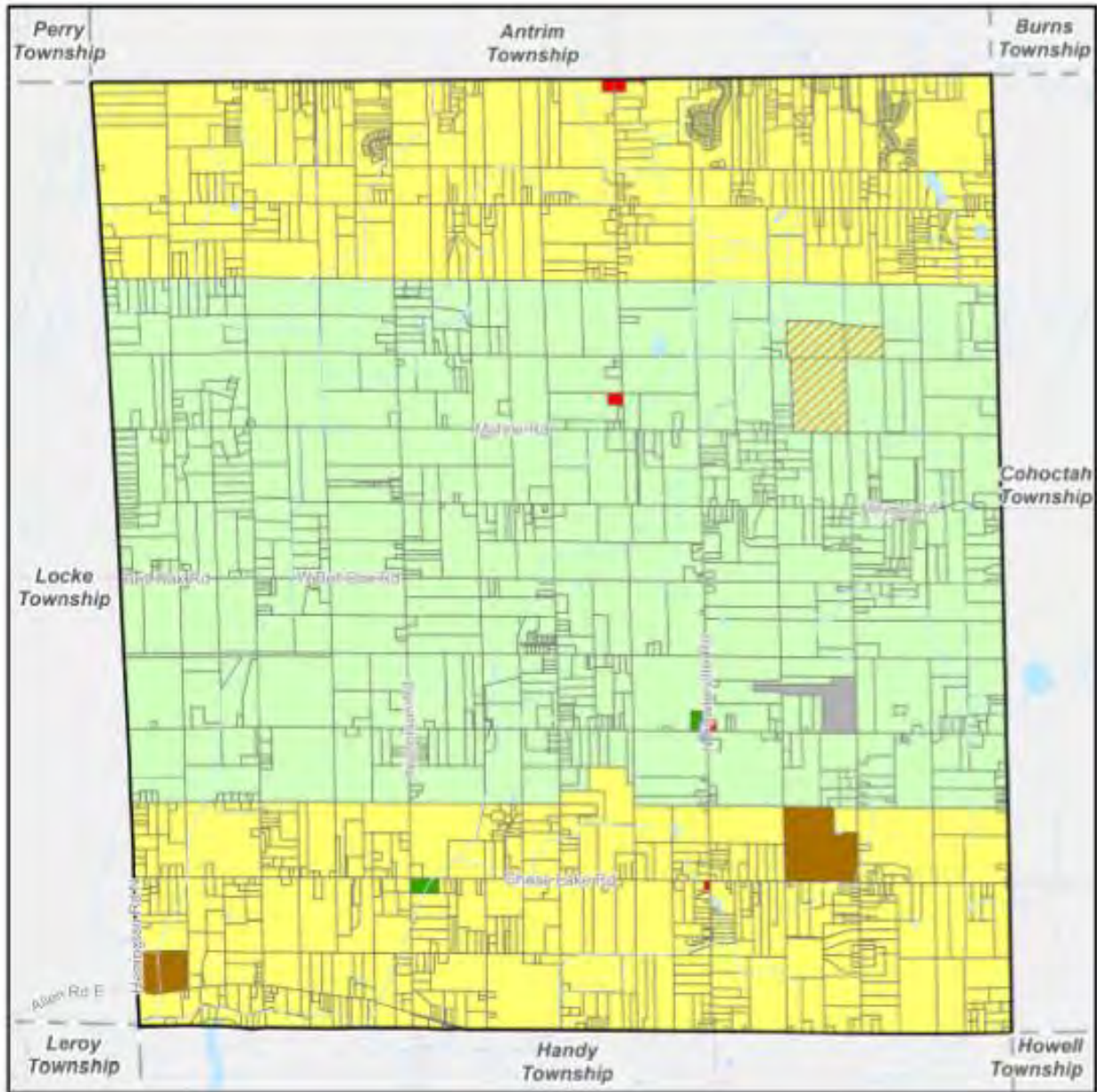
Solar Overlay

The Future Land Use Map includes a Solar Energy System Overlay District, which reflects areas identified in the Township’s zoning ordinance where solar energy systems may be considered. This overlay is not a separate land use category, but rather a regulatory tool intended to guide the location and design of solar development.

The presence of the overlay does not alter the underlying future land use designation or its intent, particularly with respect to preserving agricultural land and rural character. Instead, it provides a framework for evaluating solar energy proposals in a manner that addresses compatibility with surrounding uses, site design, buffering, and environmental protection.

The Township recognizes that certain utility-scale energy projects may be subject to review and approval by the Michigan Public Service Commission (MPSC) under state law. In those cases, the overlay and local regulations will continue to guide site design and mitigation of impacts where the Township retains authority.

MAP 3. Future Land Use



Future Land Use

Conway Township, Michigan

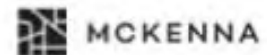
April 1, 2026

LEGEND

- Agricultural/Residential
- Residential
- Manufactured Home Community
- Commerical
- Industrial
- Open Space, Recreation, Land Preservation
- Public/Institutional
- Solar Overlay



BaseMap Source: Michigan Center for Geographic Information, v. 17a
 Data Source: Livingston County 2025, McKenna 2025



Zoning Plan

Purpose of the Zoning Plan

The Michigan Planning Enabling Act (PA 33 of 2008) requires a master plan to include a zoning plan that explains how the Township’s zoning ordinance corresponds to the Future Land Use Map.

Conway Township is committed to enhancing the Township’s Zoning Ordinance. One of the key purposes for this is to ensure the Township’s regulations and requirements align with best practices in planning, determine that the Zoning Ordinance is compliant with State laws, and to enhance quality of life for the community.

Relationship to the Future Land Use Map

The Future Land Use Map guides long-term development patterns, while zoning regulates land use on a parcel-by-parcel basis. Rezoning requests should be reviewed against this plan to determine whether the requested district is supported by this Plan.

The following table shows the relationship between Conway Township Zoning Districts and the Future Land Use categories as described in this Plan:

Future Land Use Category	Appropriate Zoning District	
Agricultural Residential	AR	Agriculture Residential District
Residential	R	Residential District
Commercial	C	Commercial District
Industrial	I	Industrial District
Recreation and Open Space	Create new zoning district or overlay district	
Alternative Energy	Solar Energy System Overlay District	

Potential Zoning Updates to Support the Master Plan

The following zoning considerations may help implement the goals of this Master Plan:

1. Administration, Definitions & General Standards

- » Conduct a comprehensive review of the zoning ordinance to ensure all districts, uses, and development standards align with the Master Plan.
- » Update the Definitions section to ensure clarity, consistency, and alignment with current land use terminology.
- » Codify all adopted text amendments.
- » Evaluate and update sign regulations to comply with the Reed v. Gilbert content-neutrality ruling and improve clarity.
- » Create a dark sky lighting ordinance.
- » Update the sign regulations to ensure compliance with current legal standards.

2. Agricultural & Rural Character

- » Review the Agricultural District to ensure its uses and development standards align with the Master Plan and support the Township's vision.

3. Residential Development Options

- » Review and strengthen residential development options, including the Open Space Community Overlay, Planned Unit Development, Residential Unit Development, Cluster Housing, and conservation design standards, to ensure they effectively preserve rural character, farmland, and natural resources.
- » Reevaluate residential density standards, including how density is regulated through minimum lot size, special land use approvals, and development design options, to ensure consistency with Township goals for rural character, farmland preservation, and infrastructure capacity.
- » Consider standards for accessory dwelling units (ADUs) on larger parcels, if supported by the Township.
- » Ensure that standards for manufactured housing developments align with the requirements of the Michigan Manufactured Housing Commission (MMHC), with Township regulations focused on site design, buffering, landscaping, infrastructure, and compatibility with surrounding land uses.

4. Commercial & Industrial Districts

- » Review the commercial and industrial district requirements to ensure uses and development standards align with the Master Plan and support the Township's vision.

5. Natural Resources, Green Infrastructure & Stormwater

- » Strengthen natural resource protection by integrating Low-Impact Development (LID) and green infrastructure practices throughout the zoning ordinance.
- » Create a dedicated Article in the zoning ordinance for landscaping and screening standards for clarity and consistency.
- » Review incentives for tree preservation, consider making tree preservation required.

6. Recreation and Open Space

- » Evaluate and implement zoning tools, such as a Recreation & Open Space zoning district or a Preservation Overlay, to support the Master Plan's goals for open space preservation, future parkland, natural resource protection, and rural character.

Action Plan

The Action Plan table below describes the step-by-step actions that can be taken by Township officials, staff, and partners to achieve the goals and objectives, strategies, and future land use as described in this Plan.

RURAL CHARACTER PRESERVATION			RESPONSIBILITY			FUNDING	
ACTION ITEM	PRIORITY	TIMEFRAME	TOWNSHIP	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE
Update the Township's Zoning Ordinance to ensure best practices and tools are being used.	High	Short-Mid (0-5 yrs)	X	X		X	
Incorporate buffering and transition standards to reduce land-use conflicts along Township boundaries where agricultural areas abut more intensive development.	High	Short-Mid (0-5yrs)	X	X		X	
Strengthen conservation design and cluster development standards to preserve farmland, reduce fragmentation and maintain rural viewsheds.	High	Short-Mid (0-5 yrs)	X		X	X	
Identify and map Conway's prime farmland areas, then prioritize those areas for preservation outreach and program coordination.	Medium	Mid-Long (3+ yrs)	X		X	X	X
Create a rural character inventory that documents and maps key scenic views, rural roads, and historic barns/farmsteads, and use it to guide preservation and adaptive reuse of significant farming structures.	Medium	Mid (3-5 yrs)	X		X	X	
Create a voluntary land preservation program that connects landowners to preservation partners, resources, and enrollment support.	Medium	Short-term launch (0-2 years) + Ongoing	X	X	X	X	X
Maintain a Township role as a resource and facilitator for local farming and agritourism by providing information, partner contacts, and clear permitting guidance for farm-direct sales and on-farm activities.	Low-Med	Short term setup (0-2 years) + Ongoing	X	X	X	X	

MANAGE GROWTH WISELY			RESPONSIBILITY			FUNDING	
ACTION ITEM	PRIORITY	TIMEFRAME	TOWNSHIP	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE
Strengthen zoning and development review standards to ensure development occurs in locations supported by the Future Land Use Plan and Township capacity.	High	Short (0–2 yrs)	X	X		X	
Ensure development standards require preservation design.	High	Short–Mid (0–5 yrs)	X		X	X	
Protect groundwater resources by strengthening review standards for new development served by private wells and septic systems.	High	Ongoing	X	X		X	
Provide development review training for Planning Commission members.	High	Short + annual	X			X	
Ensure zoning districts and permitted uses are compatible with their intended character and with adjacent land uses.	High	Ongoing	X		X		X
Preserve and maintain the Township’s existing housing stock.	Medium	Long (5+ yrs)	X		X	X	X
In appropriate areas, consider modest housing variety that remains compatible with rural character and capacity.	Medium	Ongoing	X		X		X
Coordinate with the County agencies to align infrastructure planning with growth areas.	Low	Ongoing	X	X		X	

PROTECT NATURAL RESOURCES			RESPONSIBILITY			FUNDING	
ACTION ITEM	PRIORITY	TIMEFRAME	TOWNSHIP	OTHER GOV'T	PRIVATE	PUBLIC	PRIVATE
Prepare a Township wide natural features inventory.	High	Short (0-2 yrs)	X	X			
Require site specific natural resource inventories for development proposals where impacts are likely.	High	Short-Mid (0-5 yrs)	X		X		X
Implement a groundwater protection program with the County Health Department (education + guidance + tracking where feasible).	High	Short + annual	X	X		X	
Strengthen stormwater/ site design standards using Low Impact Development practices for new development and major redevelopment.	High	Mid (3-5 yrs)	X	X	X		X
Adopt tree preservation standards and encourage native landscaping.	High	Mid (3-5 yrs)	X		X		X
Coordinate with the Road Commission to protect roadside natural features during road improvements.	Medium	Ongoing	X	X			
Adopt a dark sky lighting ordinance.	Medium	Short-Mid (0-5 yrs)	X				

PUBLIC SERVICES AND INFRASTRUCTURE

Coordinate with adjacent townships and the Livingston County Road Commission to prioritize improvements to shared corridors to maintain consistent road conditions.	High	Ongoing (annual)	X	X		X	
Coordinate with adjacent jurisdictions on stormwater management to reduce downstream flooding impacts.	High	Ongoing (annual)	X	X		X	
Consider adoption of the Livingston County Hazard Mitigation Plan (2022) or coordination with County hazard mitigation efforts.	High	Short + Ongoing	X	X		X	
Identify road segments needing safety improvements.	High	Short-Mid (0-5 yrs)	X	X		X	
Continue relationships with emergency services and ensure they are part of the planning process.	High	Ongoing	X	X		X	
Support expansion of reliable broadband service across the Township, including fiber buildout where feasible and wireless improvements in underserved areas.	High	Mid-Long (3+ yrs)	X	X	X	X	X
Maintain a working list of desired infrastructure projects.	High	Ongoing	X			X	
Implement policies and best practices for rural complete streets.	Medium	Mid (3-5 yrs)	X	X		X	

ENHANCE QUALITY OF LIFE			RESPONSIBILITY			FUNDING	
ACTION ITEM	PRIORITY	TIMEFRAME	TOWNSHIP	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE
Encourage open space or natural areas to be preserved in new developments.	High	Ongoing	X		X		X
Pursue funding for small scale recreation enhancements through Michigan DNR Spark grants, County programs, regional recreation initiatives.	High	Short-Mid (0-5 yrs)	X	X		X	
Explore voluntary land donations, partnerships, or small-scale acquisitions to create parks, nature observation areas, or trailheads.	Medium	Mid-Long (3+ yrs)	X		X	X	X
Study opportunities for small-scale improvements near Township Hall that create outdoor gathering spaces.	Medium	Short-Mid (0-5 yrs)	X			X	
Work with land conservancies, the County, and regional partners to identify non-motorized pathway connections, greenways and habitat opportunities.	Medium	Long (5+ yrs)	X	X	X	X	X

STRENGTHEN LOCAL ECONOMY							
Provide small business resources on the Township website.	High	Short (0-2 yrs)	X			X	
Coordinate with the LCRC on access management for commercial corridors to prevent strip-style development.	High	Mid (3-5 yrs)	X	X		X	
Establish and foster relationships with local business owners and regional economic development agencies.	High	Short + ongoing	X	X	X	X	
Ensure that new commercial development occurs within planned areas and is coordinated with neighboring communities to maintain compact development patterns.	High	Ongoing	X		X		X
Encourage commercial and industrial uses that complement the rural identity and needs of the Township.	Medium	Ongoing	X		X		X
Work with Livingston County and Regional agencies to promote local business support programs.	Medium	Ongoing	X	X		X	
Promote adaptive reuse of existing buildings for businesses.	Medium	Ongoing	X		X	X	X
Support local food and farm-based enterprises.	Medium	Ongoing	X		X	X	X

Appendices

Appendix A: Community Survey

Appendix B: Maps

A.

Community Input

Engaging the community in the master plan process is important; this plan is for Conway Township, so it should reflect the wants and needs of its residents.

The Master Plan process included community engagement steps to identify what residents value most about Conway Township and their hopes for the future. This included:

1. Online community survey. Which received 169 responses, approximately 5% of the population.
2. A Strengths, Weaknesses, Opportunities, and Challenges (SWOC) exercise with the Planning Commission on July 14, 2025.

This analysis provided a picture of what residents want to preserve and where they are comfortable with change.

Key Findings of Community Input

The results strongly centered on preservation of Conway’s rural identity, farmland, and open space. There was support for small-scale growth and local businesses that fit the rural setting.

- » Rural Character: Over 72% of residents identified rural character as the most valued feature of Conway Township
- » Farmland Preservation: 68.5% supported farmland protection.
- » Housing and Growth
 - Preference to limit new housing to protect rural character and farmland
 - Support directing new housing to specific areas to achieve the same goal
 - Support of large lot single family homes, 2 acres or more
- » Desired Land uses: Agriculture and open space preservation, and small local businesses.
- » Community Identity: Emphasis on Conway’s “quiet, close-knit and friendly” atmosphere, reflecting a strong sense of community pride.

During the SWOC discussion with the Planning Commission, the same ideas were reinforced:

Category	Key Themes
Strengths	Rural character, strong agricultural base, close-knit community, prime farmland
Weaknesses	Limited infrastructure, lack of public services and employment opportunities
Opportunities	Parks and recreation, small local business growth, limited new housing for seniors and families
Challenges	Solar development pressure, population growth, housing affordability, infrastructure limitations

These findings highlighted two consistent messages:

- 1) The desire to protect farmland and maintain Conway’s rural way of life, and
- 2) The need to plan for modest, appropriate growth that complements the Township’s existing character.

All together, these conditions illustrate a community that values its agricultural foundation and open landscapes while recognizing the need for balanced, carefully managed growth. The goals and vision for the 2025 Master Plan build upon this understanding, protecting the Township’s rural identity, preserving farmland and natural resources, improving infrastructure where needed, and fostering a sustainable, resilient future.

Community Survey and SWOC Results

Township Relations

- » 43 percent of respondents have lived in the Township for over 20 years.
- » About 99 percent of respondents own their property, with 22.7 percent of property owners having agricultural land.
- » 6.2 percent of respondents own a business in the Township.

Township Characteristics

- » Over 72 percent of respondents value the rural character of the township the most compared to other aspects.
- » Preserving rural character is the top priority, garnering 123 votes.

Farming and Farmland

- » The township should manage farmland and open space by protecting farmland through preservation programs, as voted by 68.5 percent of respondents.
- » For those who currently farm, 12 out of 20 people intend on keeping their land in agricultural production for the next 100 years to come.

Housing

- » Over 80 percent believe their current housing meets their needs.
- » While 108 respondents said to “limit new housing development in order to protect rural character, agriculture, and natural beauty,” another 72 want to “focus new housing development in specific areas to protect rural character, agriculture, and natural beauty”.
- » Nearly 84 percent of respondents want to see large-lot single family homes on lots of two or more acres. Though, suburban single-family homes (15,000 square feet to 2 acre lots) and cottage court (aging-in-place type homes) also received many votes.

Land and Growth

- » Approximately 41.4 percent of respondents want planned and limited growth, 34.3 percent think growth should happen naturally, and 16 percent want no growth.
- » When asked what land uses are appropriate for the township, respondents answered agricultural and open space preservation the most, followed by small local businesses, and more housing options coming in third.
- » Ideas on where to put commercial growth are relatively split.
 - Do not allow – 61 votes
 - Limited to Fowlerville Village – 60 votes
 - Limited to Handy Township – 47 votes
 - Key intersections within Conway – 40 votes

SWOC

A Strengths, Weaknesses, Opportunities, and Challenges (SWOC) analysis exercise was conducted with the Conway Township Planning Commission Members. The following is a summary of the findings:

Strengths

Valuable aspects of Conway, what the Township is doing well in, or what the residents are proud of:

Rural Character

- » The most appreciated characteristic of Conway of the residents is the rural feel and farmland atmosphere of the township. The residents enjoy a calm, quiet life, and large open lands, and want it to stay this way.

Quality Land and Natural Resources

- » Conway has prime agricultural land and nutrient-rich soil, allowing for strong growth, providing plentiful crops to the region.

Strong-knit Community

- » The residents are fond of their neighbors, making note of good friendships and relationships. The community members come together to support one another, and they have strength in their numbers.

Proximity to Neighboring Communities

- » Many residents commute to work, especially to the Lansing area.

Weaknesses

Aspects of the township that do not meet standards, are unfavorable, or are negatively impacting the area and its residents:

Road System

- » Many of the roads are unpaved, not developed in particular areas, and have some connectivity issues.

Services

- » There is limited infrastructure, including water, gas, sewer, electric services, and telecommunications.
- » The public services (police, fire, and emergency medical) are distant from certain areas of the township.

Employment

- » There is a lack of employment opportunities, especially for young people.

Opportunities

Places for growth, expansion, or improvement in the township:

Parks and Recreation

- » Since there are no parks in Conway, playgrounds, trails, or a dog park could be added.

Commercial Development

- » Some small businesses could open, such as grocers or restaurants.

Housing

- » A small number of new housing may provide different options, such as housing for the elderly, younger adults, and new families.

Challenges

Areas of struggle, creating barriers or roadblocks from achieving the ideal township:

Solar

- » The solar industry is posing a strong threat to the community by wanting to use land for solar panels. Solar panels can negatively affect farmland and soil. Conway residents want the land to be preserved for farming.

Population Growth

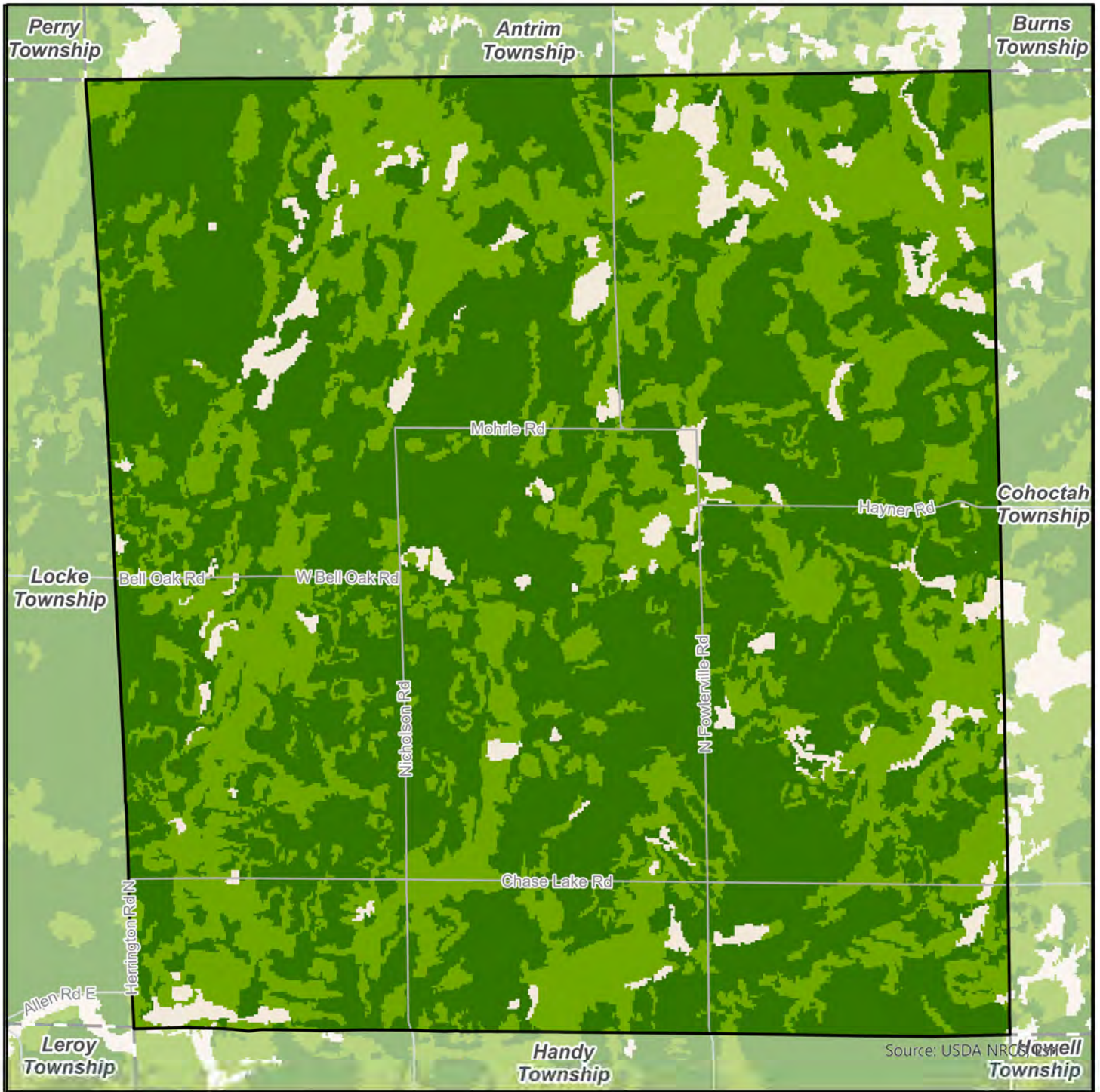
- » A growing population is a challenge for Conway by the potential of more density, which will increase the need for more housing development, taking away more land. The infrastructure will not support more development, since most residents have private septic tanks and water wells.

Affordability

- » Factors such as the cost of housing and Township taxes are expensive, more than residents are willing to pay.

B.

Conway Township Maps



Source: USDA NRC, **Howell Township**

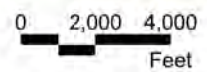
Farmland Classification

Conway Township, Michigan

December 11, 2025

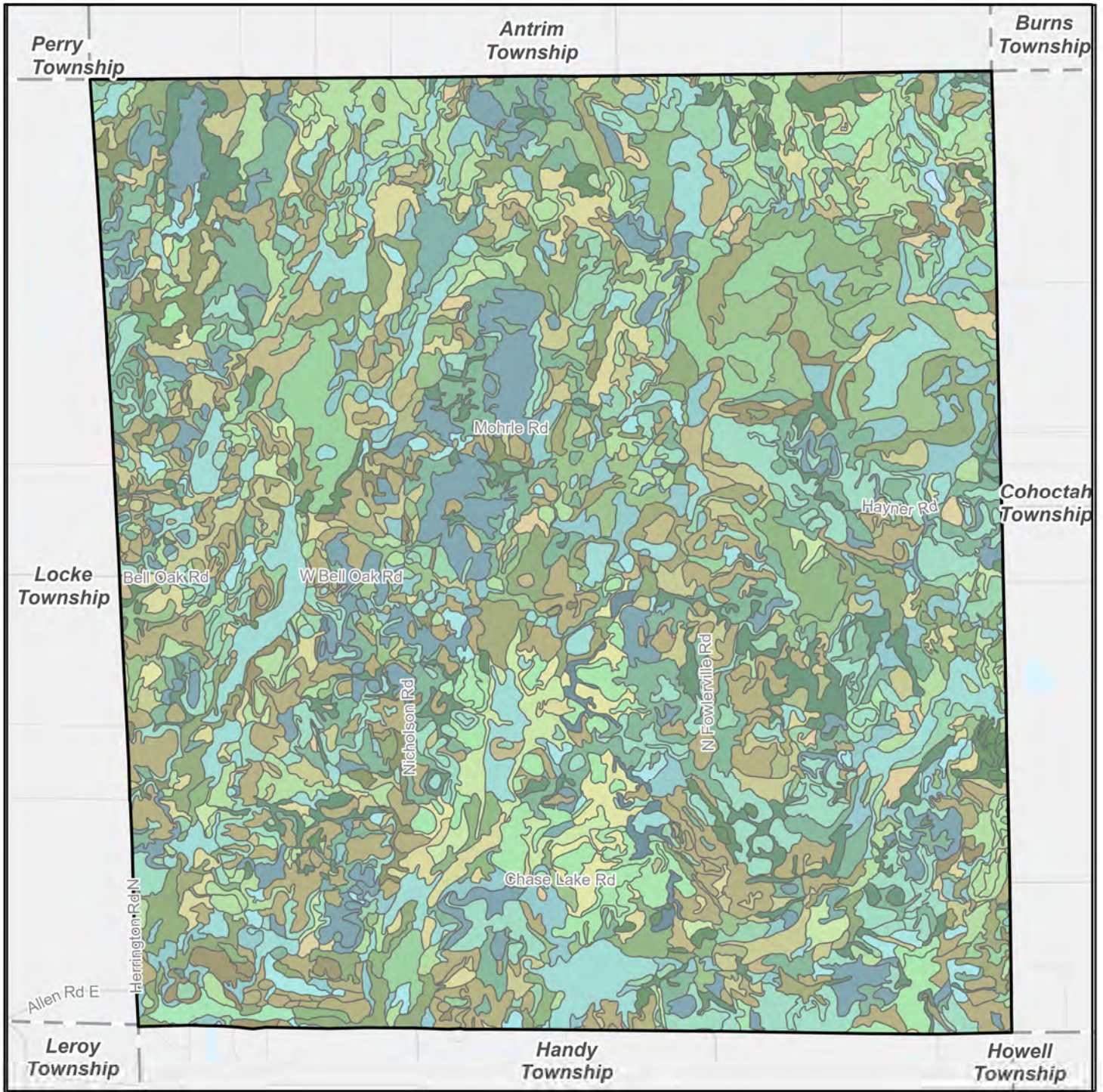
LEGEND

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USGS 2025, McKenna 2025





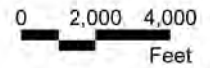
Soil Types

Conway Township, Michigan

December 11, 2025

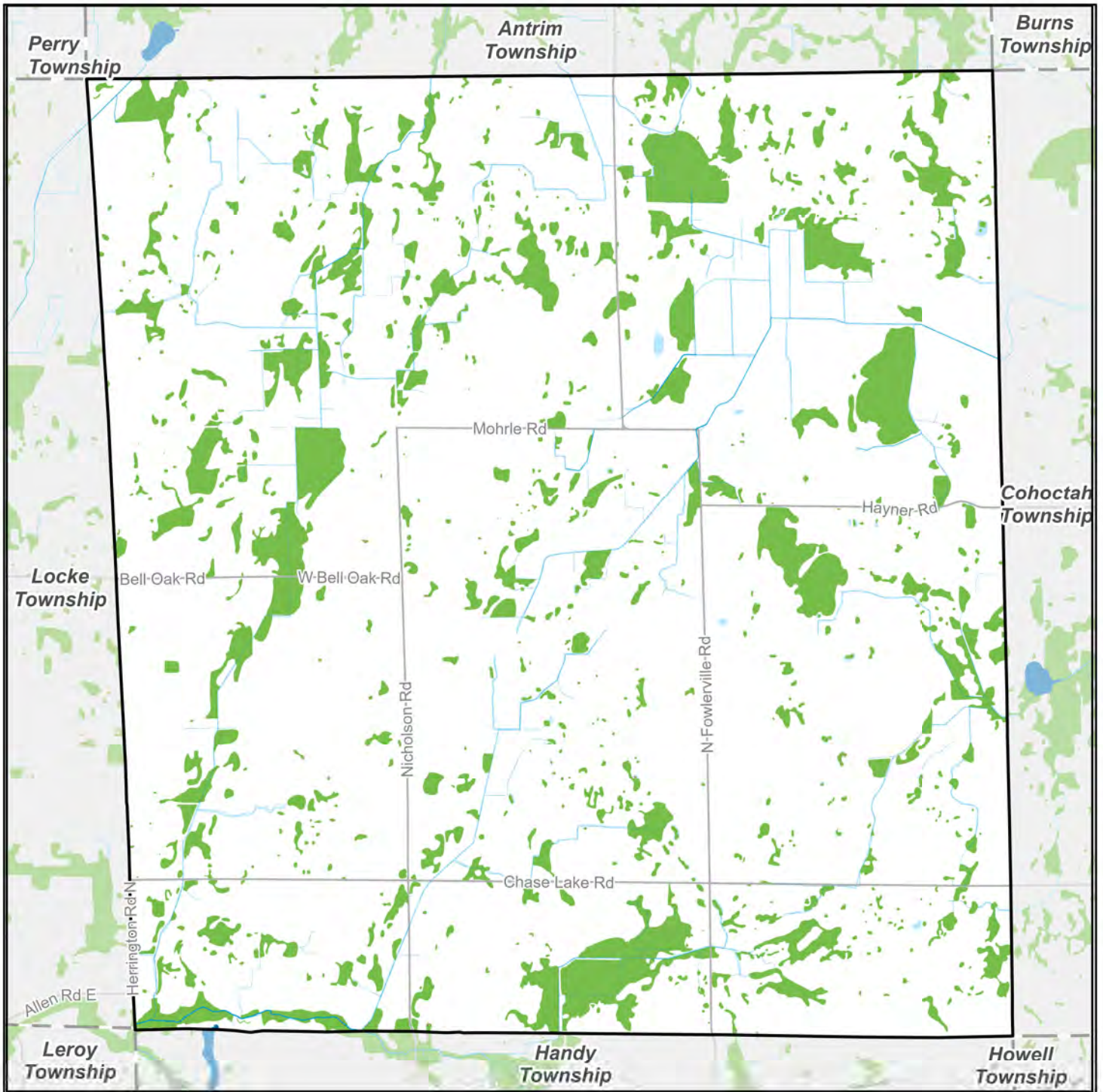
LEGEND

Adrian	Edwards	Minoa
Arkport	Fox	Oakville
Barry	Gilford	Ottokee
Berville	Gravel Pits	Owosso
Borrow	Hilledale	Pewamo
Boyer	Houghton	Perrin
Brady	Kibbie	Rife
Bronson	Lake Beaches	Sebewa
Breckenridge	Lamson	Spinks
Brookston	Lapeer	Tawas
Carlisle	Linwood	Tuscola
Carlisle and Linwood	Locke	Water
Celina	Made Lande	Warners
Cohoctah	Metamora	Wasepi
Capac	Matea	Washtenaw
Colwood	Wawasee	
Conover	Miami	



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: USGS 2024, McKenna 2025





Wetlands and Bodies of Water

Conway Township, Michigan

December 11, 2025

LEGEND

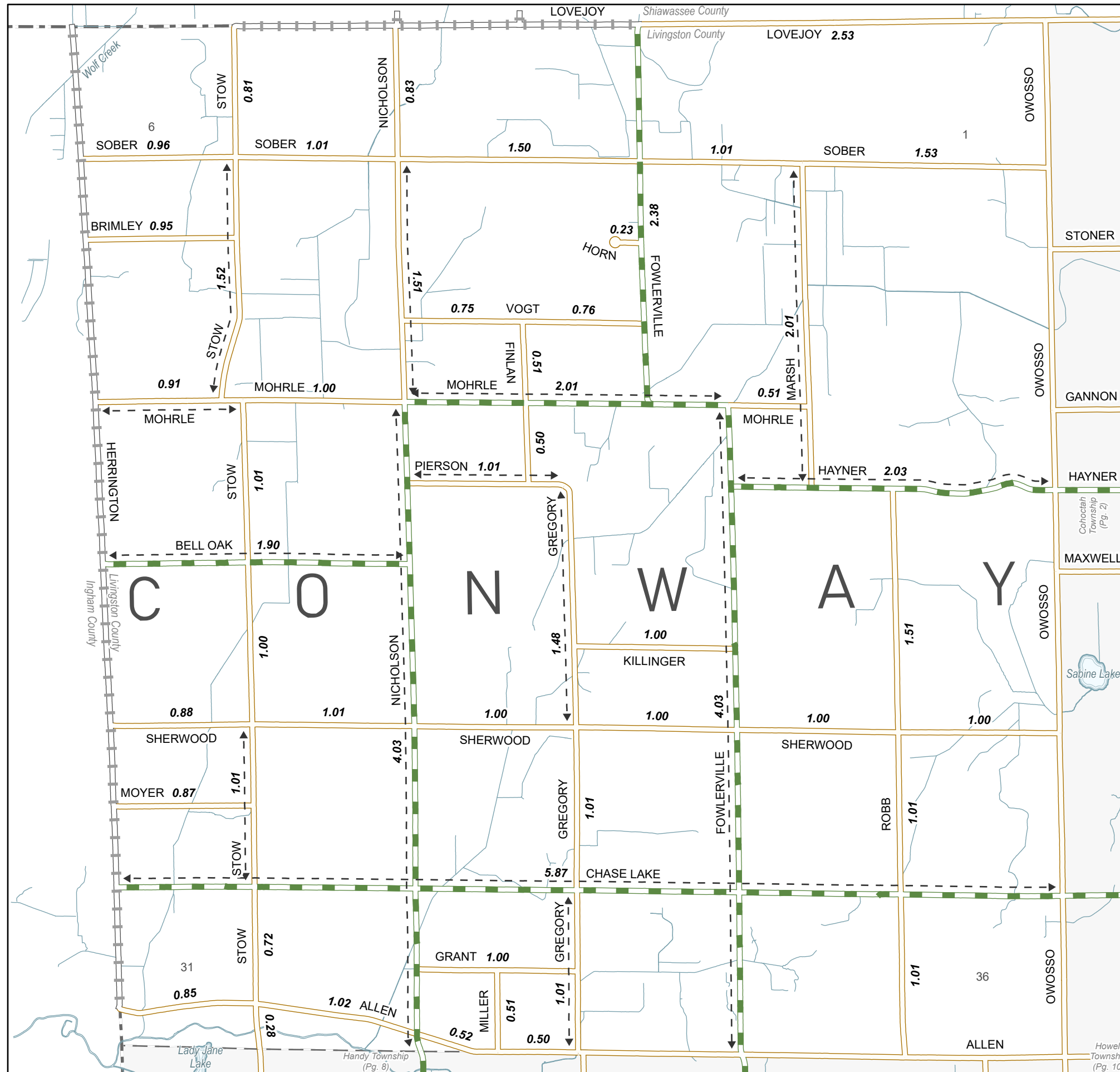
- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir

0 2,000 4,000
Feet



*Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: U.S. Fish and Wildlife Service 2024. McKenna 2025.*





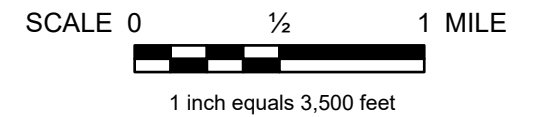
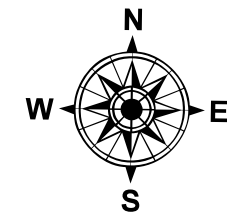
CONWAY TOWNSHIP

LIVINGSTON COUNTY - 47 T. 4N R. 3E

PRIMARY ROAD SYSTEM IS **22.25** MILES
 LOCAL ROAD SYSTEM IS **45.56** MILES

LEGEND

COUNTY LINE	
CORPORATE LIMITS	
STATE TRUNKLINE	
COUNTY PRIMARY	
COUNTY LOCAL	
ADJACENT COUNTY	
CITY OR VILLAGE STREET	



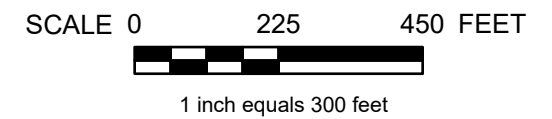
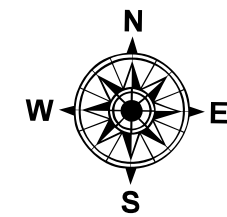
CONWAY TOWNSHIP

LIVINGSTON COUNTY - 47 T. 4N R. 3E

SECTION 10

TOTAL FEET 180 EQUALS 0.03 MILES

LEGEND	
COUNTY LINE	-----
CORPORATE LIMITS	-----
SECTION LINE	-----
STATE TRUNKLINE	—————
COUNTY PRIMARY	▬▬▬▬▬▬
COUNTY LOCAL	▬▬▬▬▬▬
ADJACENT COUNTY	▬▬▬▬▬▬
CITY OR VILLAGE STREET	—————

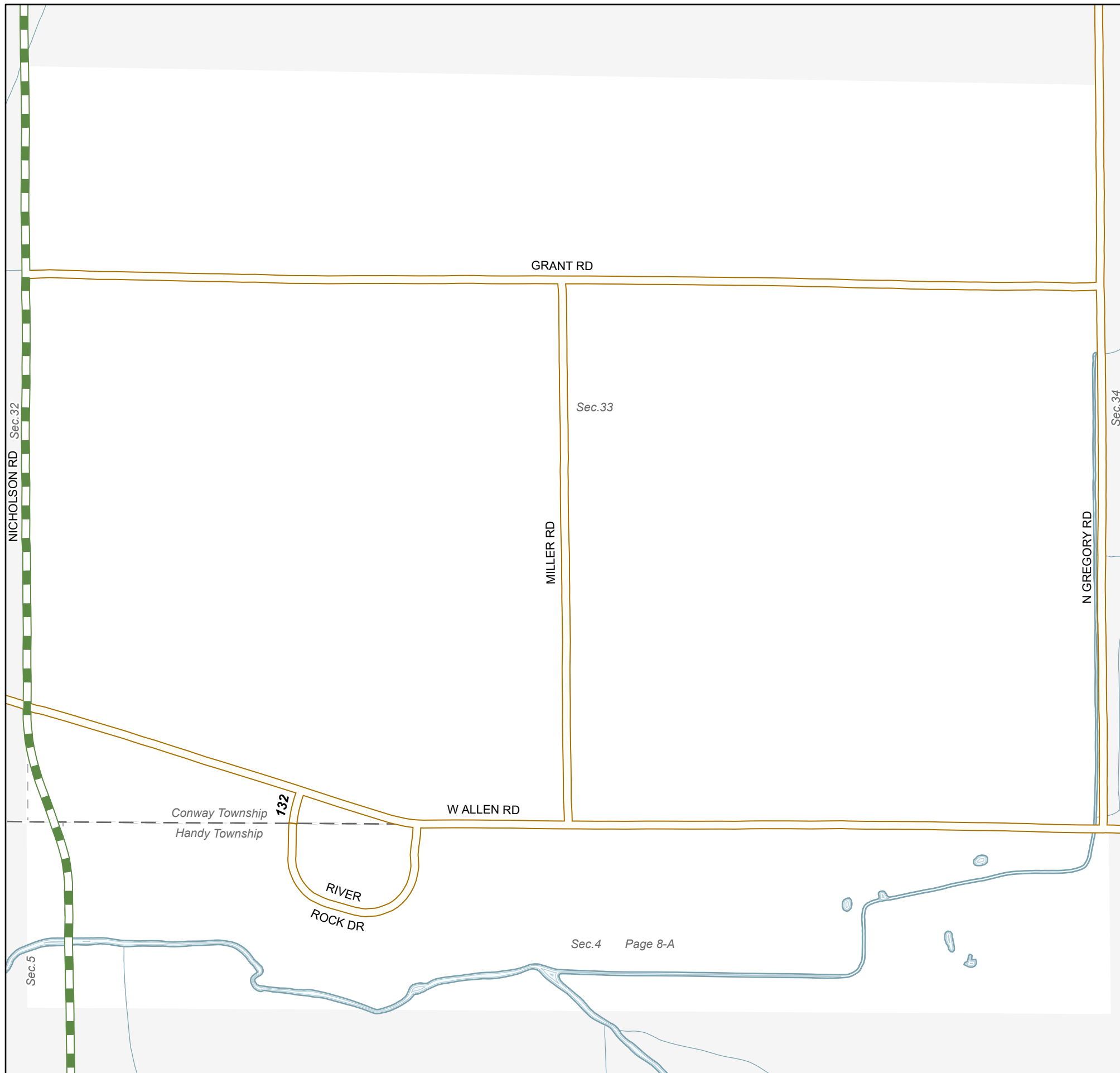


CONWAY TOWNSHIP









LIVINGSTON COUNTY - 47 T. 4N R. 3E

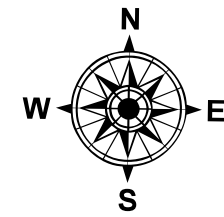
SECTION 33

TOTAL FEET 132 EQUALS 0.03 MILES



LEGEND

- COUNTY LINE 
- CORPORATE LIMITS 
- SECTION LINE 
- STATE TRUNKLINE 
- COUNTY PRIMARY 
- COUNTY LOCAL 
- ADJACENT COUNTY 
- CITY OR VILLAGE STREET 

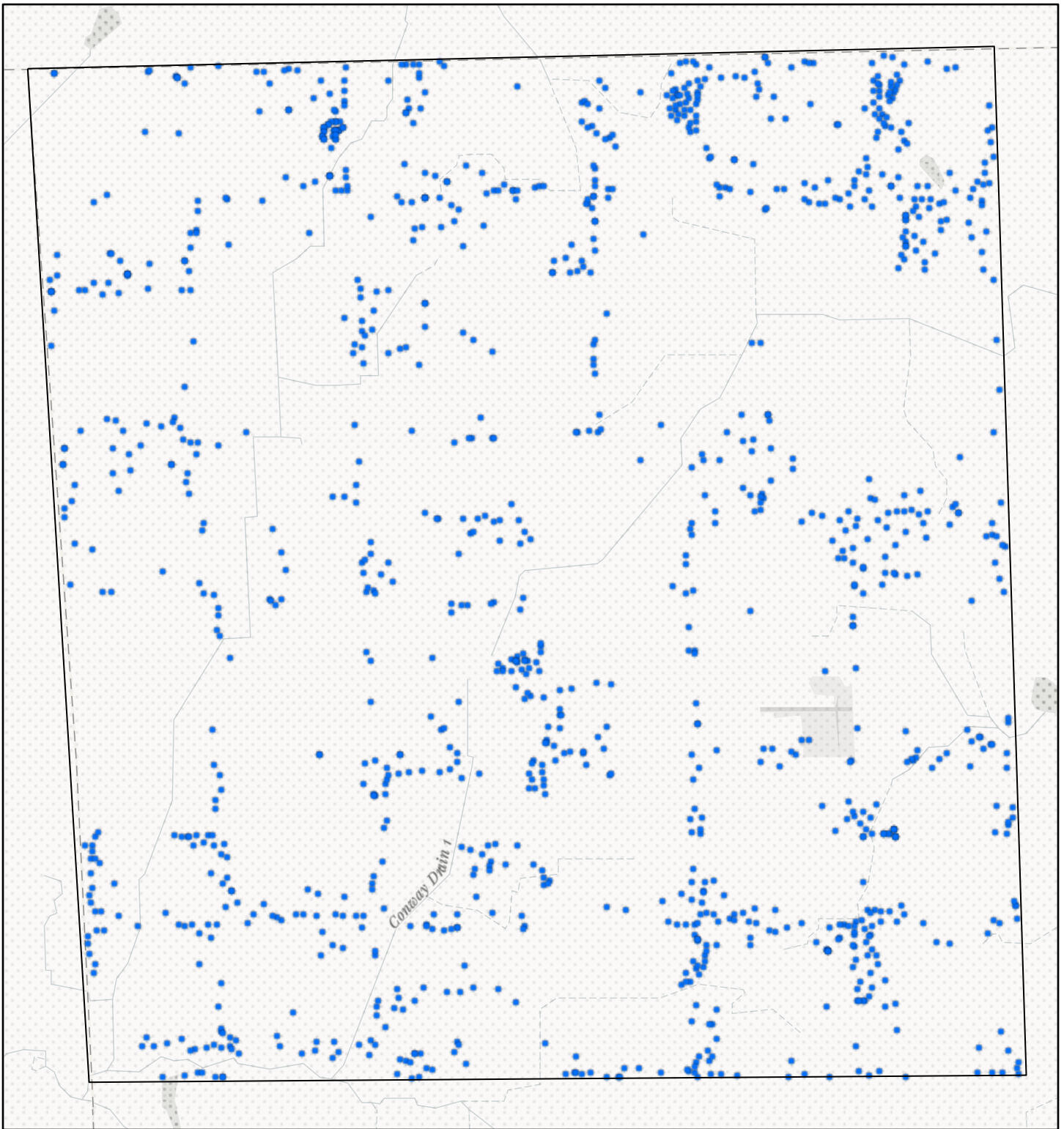


SCALE 0 400 800 FEET



1 inch equals 525 feet

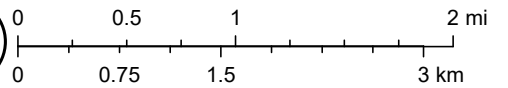
Conway Twp Water Wells



7/15/2025

1:76,004

• Water Wells - South Central & Southeastern Michigan

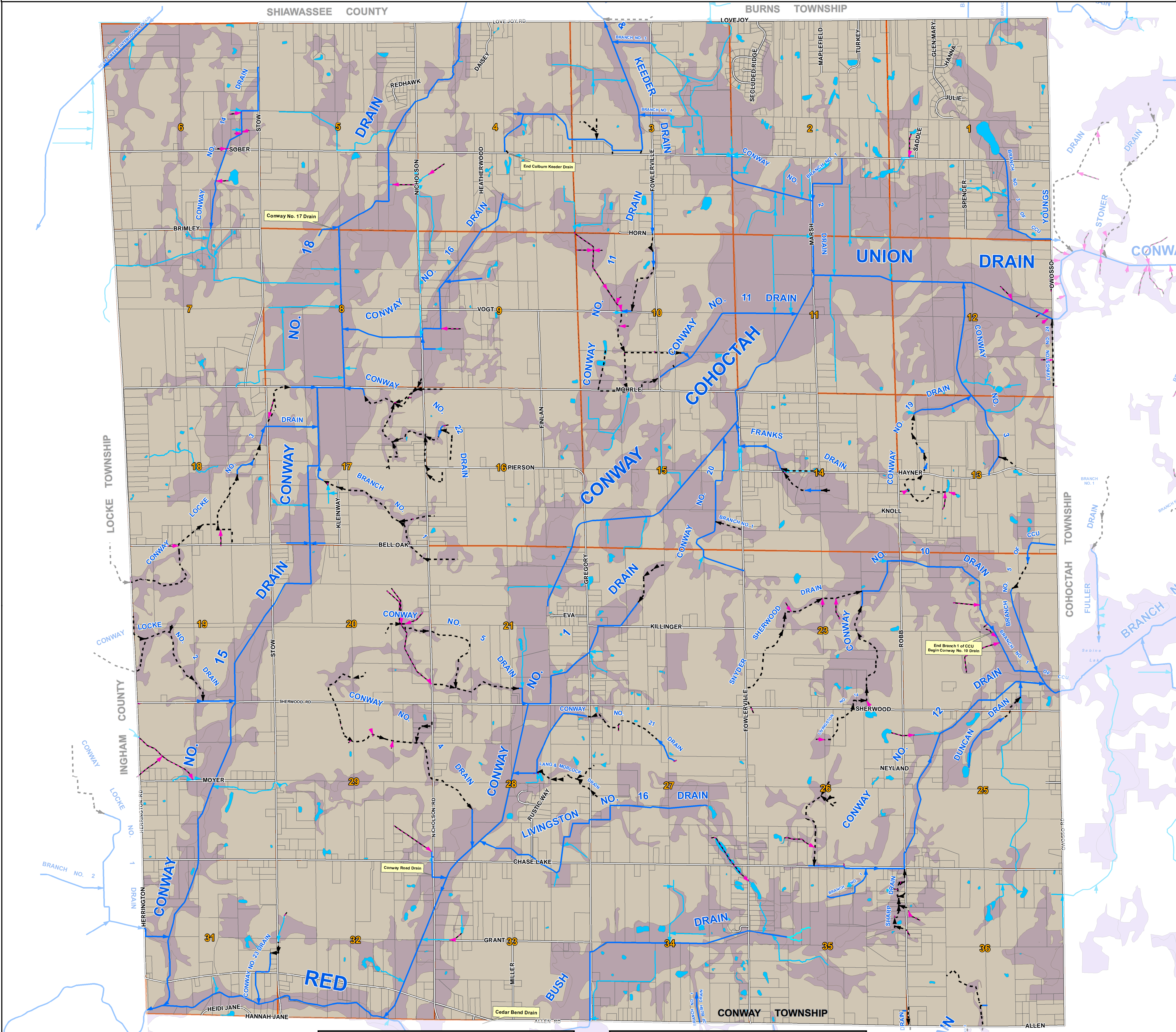


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CONWAY TOWNSHIP DRAINS

T4N-R3E, LIVINGSTON COUNTY, MICHIGAN

BRIAN JONCKHEERE, DRAIN COMMISSIONER



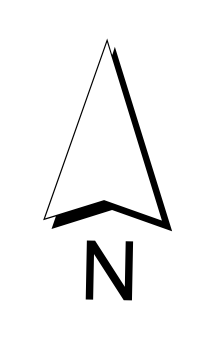
CONWAY TOWNSHIP DRAINS					
MAP NO.	DRAIN NAME	CONWAY TWP LENGTH (FEET)	TOTAL LENGTH (FEET)	CONWAY SECTION(S)	DATE EST.
1	Bush	10,181	13,404	27, 33, 34, 35	1889
2	Cedar Bend	0	0	33	1922
3	Colburn - Keeder Intercountry	15,422	21,521	2, 3, 4	1939
4	Conway - Cohoctah Union	31,564	90,992	1-4, 9-16, 21-24, 25-27, 35-36	1884
5	Conway Cohoctah Union Br. No. 5	5,540	5,540	13, 24	1996
6	Conway - Locke No. 1 Intercountry	1,092	13,036	31	1907
7	Conway - Locke No. 2 Intercountry	7,392	8,561	19, 30	1907
8	Conway - Locke No. 3 Intercountry	14,297	15,818	17, 18, 19	1928
9	Conway No. 1	19,622	19,622	20-22, 27-29, 32-34	1886
10	Conway No. 2	8,527	8,527	2, 3, 10, 11	1888
11	Conway No. 3	7,833	7,833	11, 12, 13, 14	1890
12	Conway No. 4	11,843	11,843	20, 28, 29	1909
13	Conway No. 5	8,980	8,980	20, 21, 28	1892
14	Conway No. 10	11,100	11,100	13, 14, 23, 24, 26, 27	1897
15	Conway No. 11	19,536	19,536	3, 4, 9, 10, 11, 15, 16	1884
16	Conway No. 12	18,818	18,818	24, 25, 26, 27, 35, 36	1909
17	Conway No. 14	6,376	6,376	5, 6	1884
18	Conway No. 15	17,557	17,557	19, 20, 29, 30, 31, 32	1886
19	Conway No. 16	11,055	11,055	4, 8, 9, 16	1897
20	Conway No. 17	809	809	5, 8	1888

CONWAY TOWNSHIP DRAINS					
MAP NO.	DRAIN NAME	CONWAY TWP LENGTH (FEET)	TOTAL LENGTH (FEET)	CONWAY SECTION(S)	DATE EST.
21	Conway No. 18	30,092	30,092	4, 9, 10-21	1888
22	Conway No. 19	7,091	7,091	12, 13, 14	1909
23	Conway No. 20	7,141	7,141	14, 15, 22, 23	1910
24	Conway No. 21	7,754	7,754	27, 28	1913
25	Conway No. 22	14,327	14,327	8, 9, 16, 17	1914
26	Conway No. 23	2,820	2,820	29, 31, 32	2017
27	Conway Road	1,382	1,382	28, 29, 32, 33	1909
28	Duncan	3,696	3,696	24, 25	1907
29	Fowlerville No. 2	2,969	24,752	35, 36	1931
30	Franks	6,108	6,108	14, 15	1909
31	Huff	916	1,545	35, 36	2019
32	Lang & Morlock	3,386	3,386	27, 28	1918
33	Livingston No. 14	2,480	2,480	23, 26	1906
34	Livingston No. 16	10,020	10,020	27, 28, 33, 34	1905
35	Livingston No. 24	2,297	2,317	12	1916
36	Red Cedar River Intercountry	8,785	99,907	19-22, 26-36	1867
37	Sharp	3,519	3,519	35, 36	1919
38	Snyder - Sherwood	6,571	6,571	22, 23, 26, 27	1917
39	Wolf Creek Intercountry	2,087	38,630	6, 7	1912



Livingston County Drain Commissioner
 2300 E. Grand River
 Howell, Mi. 48843
 Printed October 15, 2024

- Drain Commissioner Enclosed Drain
- Private Enclosed Drain
- Drain Commissioner Open Drain
- Private Open Drain
- Approximate Property Boundary
- Sections (Number Shown)
- 2006 Wetland Inventory



1 inch = 1,200 feet